



**7555 Willow Ridge, Fishers, IN 46038**

Prop Sub/Trans: **Single Fam/Sale**  
 School Dist: **Hamilton Southeastern**  
 Subdivision: **BERKLEY RIDGE**  
 Legal Desc: **BERKLEY RIDGE Acreage .3**  
 Bldr/Prjct/Cont:

Media: [39](#)  
 Area: **2911 - Hamilton - Delaware**  
 Virtual Tour: [http://www.tourfactory.com/2066657/r\\_MIBOR](http://www.tourfactory.com/2066657/r_MIBOR)  
 Interactive VT:  
 New Const: **No**

Status: **Active**  
 BLC#: **21594154**  
 DOM/CDOM: **65/65**  
 Stage:

List/MoRnt \$: **\$245,000\***  
 Year Built: **1992**  
 Section/Lot: **/299**  
 Est.Comp. Date:



Tax ID: [291401306049000006](#)  
 Semi Tax: **\$1,246**

MultiTax ID:  
 Tax Year Due: **2017**

Solid Waste: **No**  
 Tax Exempt: **HmTxEx**

	Soft
Upper:	<b>1,144</b>
Main:	<b>1,342</b>
Apprx M/U Ttl:	<b>2,486</b>
Basement:	<b>0</b>
Apprx M/U & Bsmnt:	<b>2,486</b>
% Fin Bsmnt:	
Source:	<b>Assessor</b>

	FB	HB	BD	RM
Upper:	<b>2</b>	<b>0</b>	<b>4</b>	<b>4</b>
Main:	<b>1</b>	<b>0</b>	<b>1</b>	<b>7</b>
M/U Ttl:	<b>3</b>	<b>0</b>	<b>5</b>	<b>11</b>
Bsmnt:	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Total:	<b>3</b>	<b>0</b>	<b>5</b>	<b>11</b>

Beds: **5**  
 Baths: **3/0**  
 # Rooms: **11**  
 Floor #: **2 Levels**  
 Levels: **2 Levels**  
 Unit Entry Lvl:

Garage: **Yes, 2CarAttach, GarDrOpenr, ServiceDoor, StorageArea**  
 Parking: **No**  
 Basement: **Crawl**  
 Foundation: **Crawl**  
 Web Link: <http://www.7555willowridge.com>  
 Web Link2: <http://www.wesellindyteam.com>  
 Fireplace: **1, FamilyRm, GasLog**

Recent: **11/15/2018 : DECR : \$250,000->\$245,000**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
MasterBedroom	16x12	Upper	Carpeting	Yes	Bedroom2nd	15x10	Upper	Carpeting	Yes
Bedroom3rd	12x10	Upper	Carpeting	Yes	Bedroom4th	11x9	Upper	Carpeting	Yes
Bedroom5th	12x10	Main	Carpeting	Yes	BreakfastRoom	12x10	Main	Tile-Ceramic	Yes
DiningRoom	12x10	Main	Hardwood	Yes	FamilyRoom	17x16	Main	Hardwood	Yes
Kitchen	14x11	Main	Tile-Ceramic	Yes	LivingRoom	14x12	Main	Carpeting	Yes
SunRoom	12x10	Main	VinylHardwood	Yes					

Directions

At 106th and Hague Rd, go east on 106th to first Street.. Blackthorn is the entry street to Berkley Ridge. Turn north , house is on the southeast corner of the first intersection. Blackthorn and Willow Ridge

Property Description

Great opportunity to own a 5BR/3BA home in Fishers for under \$300K! Located in Berkley Ridge, this location is stellar. This home features a main level bedroom & full bath, great for in-law quarters, a private den/office, for DR, fully equipped kitchen, cozy FR with fireplace & a sunroom overlooking the fenced rear yard. Nice sized master suite with shower, garden tub and large walk in closet. 3 additional bedrooms and full bath complete the upper level. An added feature is the laundry shoot! Many updates including fresh interior paint, exterior paint in 2017 and more, see attachments for a full list. You will want to call it home!

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information

Earnest money to be held at buyer brokerage or title company of choice.

	Description
Condo Type:	Condo Descrip:
Property Attached? <b>Detached</b>	Common Walls:
Lifestyle:	Arch Style:
Exterior: <b>VinylBrick</b>	Porch:
Master Bedroom: <b>ClosWalkin, SinksDbl, TubFlSepShr, TubGarden, TubWhirlpl</b>	Areas:
Appliances: <b>Dishwasher, GrbgDispl, Microwave, O/RGAs, Refrigeratr</b>	Eating Area:
Equipment: <b>NetworkRdy, SecAlarmPd, SmokeAlarm, SumpPump, WtrPurfSys, WtrSftnPd</b>	Interior Amen:
Lot Info: <b>Wooded</b>	Exterior Amen:
Lot Size: <b>97 X 125</b> Acres: <b>.25-.49 Acre</b>	# of Acres: <b>0.30</b>

Utilities/Environmental

Heating: **ForcedAir**  
 Cooling: **CentrlElec, FanCeilPad**  
 Water Heater: **Gas**  
 Utility Option: **CableConn, GasConn, HighSpdAvl**  
 Fuel: **Gas**  
 Primary Wtr Source: **MunWtrConn**  
 Primary Sewage Disp: **MunSwrConn**  
 Green Certificate: **No**

Financial/Association Information

Possible Financing: **Conventnl, ICON, FHA, VA**  
 Ownership Int: **MandFee, PUD**  
 Fee Includes: **EntryComm, RemvlSnow, RemvlTrash**  
 Mgmt Co.: **Berkley Ridge Association**  
 Fee Paid: **Annually**  
 Fee Amnt: **\$425**  
 Mgmt Phone: **?**  
 More than 1 Assoc: **No**

Contract/Office Information

List Type: **Exclusive Right to Sell**  
 BAC: **3.0 %** Var: **No**  
 Disc: **Not Applicable**  
 Show: **Yes** FHA Cert: **Yes**  
 Show Dt: **09/12/2018**  
 LOfc: [EXPL01: eXp Realty, LLC](#)  
 LAGt: [15467: Kimberly Carpenter](#)  
 Insp/Warr: **Not Applicable**  
 Disc Oth: **Covnts&Restrct, SalesDiscMedia**  
 Poss: **AtClosing** Dir Solicit: **No**  
 OF: **317-509-4000** Dir: **317-509-4000**  
 Cell: **317-509-4000** Hm: **317-955-5555**  
 VM: PF: Toll: Show: **317-955-5555** WD:  
 Team: Fdbk: **317-509-4000** Fdbk: [sold@kimsellsindy.com](mailto:sold@kimsellsindy.com) Chg Dt: **11/15/2018**  
 Circumstances re: Sale: -

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Thursday, November 15, 2018 04:02 PM