



8386 Falkirk Drive, Avon, IN 46123

Prop Sub/Trans: **Single Fam/Sale**
 School Dist: **Avon Community**
 Subdivision: **IANS POINTE**
 Legal Desc: **Lot 41 Ian's Pointe Ph 1**
 Bldr/Prjct/Cont:

Media: **27**
 Area: **3204 - Hendricks - Washington**
 Virtual Tour: **<http://www.tourfactory.com/2105827>**
 Interactive VT:
 New Const: **No**

Status: **Active**
 BLC#: **21610110**
 List/MoRnt \$: **\$205,000**
 Year Built: **2000**
 Section/Lot: **/41**
 Stage:
 Estd.Comp. Date:

Tax ID: **32073634300500022** MultiTax ID:
 Semi Tax: **\$796** Tax Year Due: **2018** Solid Waste: **Yes**
 Tax Exempt: **HmTxEx, MortTaxEx**



	Sqft
Upper:	888
Main:	788
Apprx M/U Ttl:	1,676
Basement:	324
Apprx M/U & Bsmnt:	2,000
% Fin Bsmnt:	75+%
Source:	Assessor

	FB	HB	BD	RM	Beds:
Upper:	2	0	3	3	3
Main:	0	1	0	4	2/1
M/U Ttl:	2	1	3	7	# Rooms: 8
Bsmnt:	0	0	0	1	Floor #:
Total:	2	1	3	8	Levels: 2 Levels
					Unit Entry Lvl:

Garage: **Yes, 2CarAttach**
 Parking:
 Basement: **Yes, Finished**
 Foundation: **BsmntPrCnc**
 Web Link: **<http://www.8386falkirkdrive.com>**
 Web Link2: **<http://www.wesellindyteam.com>**
 Fireplace: **0**

Recent: **12/06/2018 : NEW**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
MasterBedroom	15x13	Upper	Carpeting	No	Bedroom2nd	12x11	Upper	Carpeting	No
Bedroom3rd	12x11	Upper	Carpeting	No	BreakfastRoom	10x8	Main	Laminated/HW	No
DiningRoom	12x15	Main	Laminated/HW	No	FamilyRoom	20x18	Basement	Carpeting	No
GreatRoom	22x13	Main	Carpeting	No	Kitchen	15x10	Main	Laminated/HW	No

Directions

Head west on 10th Street (100N) past Dan Jones Rd. Neighborhood on right. Turn on Kinross Dr. Follow until "T"s into Falkirk. Turn Left. Home on right.

Property Description

This updated 3BR/2.5BA home is ready to move into. The kitchen has been updated with additional kitchen cabinets, new counter tops and an added pantry along with new laminate floors and black stainless appliances. The main level features a formal dining room or flex room, spacious great room and a new 1/2 bath. A nice master suite with walk in closet and bath with tub/shower combo and double sinks. Two additional bedrooms, full bath and upstairs laundry complete the upper level. The finished basement has a newly finished theater room with built in surround sound. Large deck, fire pit & koi pond in rear yard. Located on a pond view lot in Ian's Pointe, this home may be just what you are looking for, don't wait!

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

Earnest money to be held at title company. All personal property including large mirror in dining room/flex room and baskets in master closet will be removed prior to closing. New sump pump in January 2018

Condo Type:	Description
Property Attached YN: Detached	Condo Descrip:
Lifestyle:	Common Walls:
Exterior: Brick, Vinyl	Arch Style: TradAmer, Two Story
Master Bedroom: ClosWalkin, TubF w/Shr	Porch: DeckMain, PorchCovrd
Appliances: Dishwasher, GrbgDispsl, MicroHood, O/RElec, Refrigratr	Areas: FoyerSmall, LndryRmUp
Equipment: SmokeAlarm, SumpPump	Eating Area: BrkfstRoom, FormalDR, KitUpdated
Lot Info: SmokeAlarm, TreesSmall	Interior Amen: WkInClos, WinVinyl, WdWkPaintd
Lot Size: 92x138 Acres: .25-.49 Acre	Exterior Amen: DrvConcret
	# of Acres: 0.29
Heating: ForcedAir	Utilities/Environmental
Cooling: CentrIElec	Fuel: Gas
Water Heater: Electric	Primary Wtr Source: MunWtrConn
Utility Option: CableConn	Primary Sewage Disp: MunSwrConn
	Green Certificate: No

Financial/Association Information

Possible Financing:	Fee Paid: SemiAnnual	Fee Amnt: \$125
Ownership Int: MandFee, PUD	Mgmt Phone: 00000000	More than 1 Assoc:
Fee Includes: EntryComm		
Mgmt Co.: Community Services		

Contract/Office Information

List Type: Exclusive Right to Sell	BAC: 3.0 % Var: No	Insp/Warr: Not Applicable	LD: 12/05/2018
Circumstances of Sale:	Disc: Not Applicable	Disc Oth: Covnts&Restrct, SalesDiscMedia	Ent D: 12/06/2018
Show: Yes FHA Cert:	Show Dt: 12/06/2018	Poss: AtClosing	A/C Dt:
LOfc: EXPL01: eXp Realty, LLC	OP: 812-734-6048 X:	Dir Solicit: No	XD: 06/05/2019
LAGt: 15467: Kimberly S. Carpenter	Pf: 317-509-4000	Dir: 317-509-4000	TOM Dt:
VM:	PF:	Hm: 317-509-4000	WD:
Team:	Fdbk: 317-509-4000	Show: 317-955-5555	Chg Dt: 12/07/2018
Con1:	Type: CSS Online	Fdbk: sold@kimsellsindy.com	Close Dt:
		Ph:	

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Friday, December 07, 2018 09:04 AM