



**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**  
 DOM/CDOM: **35/35**

List/MoRnt \$: **\$190,000\***  
 Year Built: **2000**  
 Section/Lot: **/41**

Est. Comp. Date:

Tax ID: **320736343005000022**  
 Semi Tax: **\$796**  
 MultiTax ID:  
 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 #: 2 Levels
Total:	2	1	3	8	Unit Entry Lvl:

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

Recent: **01/09/2019 : DECR : \$200,000->\$190,000**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
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

Description

Condo Type:  
 Property Attached YN: **Detached**  
 Lifestyle:  
 Exterior: **Brick, Vinyl**  
 Master Bedroom: **ClosWalkin, TubF w/ Shr**  
 Appliances: **Dishwasher, GrbgDispsl, MicroHood, O/RElec, Refrigtrtr**  
 Equipment: **SmokeAlarm, SumpPump**  
 Lot Info: **Sidewalks, TreesSmall**  
 Lot Size: **92x138** Acres: **.25-.49 Acre**  
 Condo Descrp:  
 Common Walls:  
 Arch Style: **TradAmer, Two Story**  
 Porch: **DeckMain, PorchCovrd**  
 Areas: **FoyerSmall, LndryRmUp**  
 Eating Area: **BrkfstRoom, FormalDR, KitUpdated**  
 Interior Amen: **WIKInClos, WinVinyl, WdWkPaintd**  
 Exterior Amen: **DrvConcret**  
 # of Acres: **0.29**

Utilities/Environmental

Heating: **ForcedAir**  
 Cooling: **CentrIElec**  
 Water Heater: **Electric**  
 Utility Option: **CableConn**  
 Fuel: **Gas**  
 Primary Wtr Source: **MunWtrConn**  
 Primary Sewage Disp: **MunSwrConn**  
 Green Certificate: **No**

Financial/Association Information

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

Contract/Office Information

List Type: **Exclusive Right to Sell**  
 Circumstances of Sale:  
 Show: **Yes** FHA Cert:  
 LOfc: **EXPL01: eXp Realty, LLC**  
 LAgt: **15467: Kimberly Carpenter**  
 VM:  
 Team:  
 Con1:  
 BAC: **3.0 %** Var: **No**  
 Disc: **Not Applicable**  
 Show Dt: **12/06/2018**  
 OP: **812-734-6048** X:  
 Pref: **317-509-4000**  
 PF:  
 Fdbk: **317-509-4000**  
 Type: **CSS Online**  
 Insp/Warr: **Not Applicable**  
 Disc Oth: **Covnts&Restrct, SalesDiscMedia**  
 Poss: **AtClosing**  
 Dir: **Dir Solicit: No**  
 OF: **317-509-4000**  
 Cell: **317-509-4000**  
 Toll:  
 Fdbk: **sold@kimsellsindy.com**  
 Ph:  
 LD: **12/05/2018**  
 Ent D: **12/06/2018**  
 A/C Dt:  
 XD: **06/05/2019**  
 TOM Dt:  
 WD:  
 Chg Dt: **01/09/2019**  
 Closed: