



# WE SELL INDY

**KIM CARPENTER**

317-509-4000

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**10015 Plantana Boulevard, Fishers, IN 46038**

Prop Sub/Trans: Single Fam/Sale Media: **24** Status: **Active**  
 School Dist: Hamilton Southeastern Area: **2912 - Hamilton - Fall Creek** BLC #: **21619547** List/MoRnt \$: **\$200,000**  
 Schools: Cumberland Road Elementary, Fishers High, Fishers Junior High, Sand Creek Intermediate Year Built: **1996**  
 Subdivision: **PLANTANA** Virtual Tour: <http://www.tourfactory.com/> Section/Lot: **1/54**  
 Legal Desc: **ACREAGE .21, SECTION 20,** Interactive VT: New Const: **No** Est.Comp. Date:  
 Bldr/Prjct/Cont:

Tax ID: **291120002054000020** MultiTax ID: **2018** Solid Waste: **No**Semi Tax: **\$689** Tax Year Due: **2018** Tax Exempt: **Homestead Tax Exemption, Mortgage Tax Exemption**

<b>Sqft</b>			
Upper:			
Main:	<b>1,456</b>		
Appx M/U Ttl:	<b>1,456</b>		
Basement:	<b>0</b>		
Appx M/U & Bsmnt:	<b>1,456</b>		
% Fin Bsmnt:			
Source:	<b>Assessor</b>		

<b>FB</b>	<b>HB</b>	<b>BD</b>	<b>RM</b>
<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>2</b>	<b>0</b>	<b>3</b>	<b>6</b>
<b>2</b>	<b>0</b>	<b>3</b>	<b>6</b>
<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total:</b>	<b>2</b>	<b>0</b>	<b>3</b>
			<b>6</b>

Beds: **3**  
 Baths: **2/0**  
 # Rooms: **6**  
 Floor #: **1**  
 Levels: **1 Level**  
 Unit Entry Lvl:

Garage: **Yes, 2CarAttach, GarageDoorOpener, KeylessEntry**Parking: **1, DiningRoom, Wood Burning**Basement: **No**Foundation: **Slab**Web Link: <http://www.10015plantanabld.com>Web Link2: <http://www.wesellindyteam.com>Recent: **02/22/2019 : NEW**Next OH: **Public: Sun Feb 24, 1:00PM-3:00PM****Room Information**

Room Type	Dimensions	Level	Floors	Window Trmnt	Room Type	Dimensions	Level	Floors	Window Trmnt
<b>Master Bedroom</b>	<b>13x12</b>	<b>Main</b>	<b>Laminated</b>	<b>Hardwood</b>	<b>Yes</b>	<b>Bedroom</b>	<b>2nd</b>	<b>12x11</b>	<b>Main</b>
<b>Bedroom 3rd</b>	<b>14x11</b>	<b>Main</b>	<b>Laminated</b>	<b>Hardwood</b>	<b>Yes</b>	<b>Dining Room</b>		<b>20x12</b>	<b>Main</b>
<b>Great Room</b>	<b>21x14</b>	<b>Main</b>	<b>Laminated</b>	<b>Hardwood</b>	<b>Yes</b>	<b>Kitchen</b>		<b>13x12</b>	<b>Main</b>

**Directions****N on Cumberland from 131st to Plantana Blvd. E on Plantana Blvd to 10015 across from the park****Property Description**

Welcome home! This updated 3BR/2BA ranch home Fishers shows like a model! Located across from the neighborhood park w/ playground, basketball court, walking trail & pool, what a great location. The pride of ownership shines thru as soon as you enter. Cozy GR that opens to the gathering rm w/ woodburning fpcl & kit right out of a HGTV episode with the white cabinets, butcher block island, floating shelves, black stainless appls & subway tile backsplash. New wide plank Pergo floors thruout. New HVAC system, water heater, exterior light fixtures, door knobs, fans. All appliances included, even the new washer & dryer. You can enjoy your own firepit in your fenced yard, enjoy a walk around the park or enjoy all that Fishers has to offer.

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

Relocation documents required, see media attachments. Seller has surveyor's location report, available upon request.

**Description**

Condo Type:		Condo Descrip:
Property Attached YN:	<b>Detached</b>	Common Walls:
Lifestyle:		Arch Style:
Exterior:	<b>Brick, Vinyl</b>	Porch:
Master Bedroom:	<b>BedRoomSplit, ClosetWalkin</b>	Areas:
Appliances:	<b>Dishwasher, Dryer, GrbgDisp, MicroHood, O/RElec, Refrigeratr, Washer</b>	Eating Area:
Equipment:	<b>SmokeAlarm, WaterSoftenerPaid</b>	Interior Amen:
Lot Info:	<b>Curbs, Sidewalks, Suburban, TreeMature</b>	Exterior Amen:
Lot Size:	<b>9,100</b>	Acres: <b>&lt;.25 Acre</b>
		# of Acres: <b>.21</b>

**Utilities/Environmental**

Heating:	<b>ForcedAir, HeatPump</b>	Fuel:	<b>Electric</b>
Cooling:	<b>Central Electric, Fans Ceiling Paddle</b>	Primary Wtr Source:	<b>Municipal Water Connected</b>
Water Heater:	<b>Electric</b>	Primary Sewage Disp:	<b>Municipal Sewer Connected</b>
Utility Option:	<b>Cable Connected, High Speed Internet Available</b>		Green Certificate: <b>No</b>

**Financial/Association Information**

Possible Financing:	<b>Conventional, InsuredConventional, FHA, VA</b>	Fee Paid:	<b>Annually</b>	Fee Amnt:	<b>\$495</b>
Ownership Int:	<b>ActSpcAsmt, MandFee</b>				
Fee Includes:	<b>AssociationHomeOwners, InsuranceCommonArea, MaintenanceCommonArea, NatureArea, ParkPlayground, Pool, ProfessionalMgmt, SnowRemoval, Tennis</b>				
Mgmt Co.:	<b>Kirkpatrick</b>	Mgmt Phone:	<b>317-594-5720</b>	More than 1 Assoc:	<b>No</b>

**Contract/Office Information**

List Type:	<b>Exclusive Right to Sell</b>	BAC:	<b>3.0 %</b>	Var:	<b>Yes</b>	Insp/Warr:	<b>Not Applicable</b>	LD:	<b>02/22/2019</b>
Circumstances of Sale:		Disc:	<b>Not Applicable</b>	Disc Oth:			<b>Sales Disclosure Supplements</b>	Ent D:	<b>02/22/2019</b>
Show:	<b>No</b>	Show Dt:	<b>02/24/2019</b>	Poss:			<b>Negotiable</b>	A/C Dt:	
LOfc:	<a href="#">EXPL01: eXp Realty, LLC</a>	OP:	<b>812-734-6048</b>	X:	<b>OF:</b>		<b>Dir Solicit: No</b>	Dir:	<b>08/22/2019</b>
LAgt:	<a href="#">15467: Kimberly S. Carpenter</a>	Pref:	<b>317-509-4000</b>	Cell:			<b>Dir: XD:</b>	Show:	<b>317-955-5555</b>
VM:		PF:		Toll:			<b>WD:</b>	Chg Dt:	<b>02/22/2019</b>
Team:		Fdbk:	<b>317-509-4000</b>	Fdbk:			<a href="mailto:sold@kimsellsindy.com">sold@kimsellsindy.com</a>	Closed:	

