



Cross Property 360 Property View

8372 FALKIRK Drive, Avon, IN 46123

Listing

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Prop Sub/Trans: **Single Fam/Sale**
 School Dist: **Avon Community**
 Subdivision: **IANS POINTE**
 Legal Desc: **Lot 128 Ians Pointe Ph 2**
 Bldr/Prjct/Cont:

Media: [25](#)
 Area: **3204 - Hendricks - Washington**
 Virtual Tour: <https://www.tourfactory.com/2121116>
 Interactive VT:
 New Const: **No**

Status: **Active**
 BLC#: **21615897**
 List/MoRnt \$: **\$240,000***
 Year Built: **2005**
 Section/Lot: **2/128**
 Est.Comp. Date:

Tax ID: [320736343006000031](#) MultiTax ID:
 Semi Tax: **\$808** Tax Year Due: **2018** Solid Waste: **No**
 Tax Exempt: **Homestead MortgageTax**



	Sqft
Upper:	1,493
Main:	1,086
Apprx M/U Ttl:	2,579
Basement:	0
Apprx M/U & Bsmnt:	2,579
% Fin Bsmnt:	
Source:	Assessor

	FB	HB	BD	RM
Upper:	2	0	4	4
Main:	0	1	0	4
M/U Ttl:	2	1	4	8
Bsmnt:	0	0	0	0
Total:	2	1	4	8

Beds: **4**
 Baths: **2/1**
 # Rooms: **8**
 Floor #: **2 Levels**
 Levels: **2 Levels**
 Unit Entry Lvl:

Garage: **Yes, Attached, GarageDoorOpener, FinishedGarage**
 Garage Spaces: **2** Fireplace: **0**
 Basement: **No**
 Foundation: **Slab**
 Web Link: <https://www.8372falkirkdrive.com>
 Web Link2: <http://www.wesellindyteam.com/>

Recent: **03/12/2019 : DECR : \$243,000->\$240,000**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	19x18	Upper	Carpeting	No	Bedroom 2nd	15x11	Upper	Carpeting	No
Bedroom 3rd	14x11	Upper	Carpeting	No	Bedroom 4th	14x10	Upper	Carpeting	No
Breakfast Room	12x10	Main	Tile-Ceramic	No	Den Library	14x12	Main	Laminated Hardw	No
Great Room	20x17	Main	Laminated Hardw	No	Kitchen	17x12	Main	Tile-Ceramic	No

Directions

10th Street (E CR 100 N) between Ronald Reagan Pkwy and Dan Jones Rd (N CR 800 E) to Ian's Pointe N'hood. Turn in on Kinross and follow to "T". Turn Left to Home.

Property Description

This home has much to offer, with its flexible floor plan...Spacious great room with Entertainment center that stays & wood laminate floors leading to a great flex space with doors that could be an office, workout room or playroom. Fully equipped kitchen with Electric range, dishwasher, microwave, refrigerator that is open to the dining area & access to the large deck. Upstairs features a large master suite with walk in closet, double sinks, tub & sep shower. 3 add'l bedrooms, all with walk in closets & an additional bath complete the upper level. Main floor laundry/mudroom with chest freezer included. Relax on your front porch or large deck overlooking your fenced yard with pond view. Storage shed also. Don't wait...come today!

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

All kitchen appliances stay. Chest freezer in laundry stays. Entertainment center in great room stays. Washer/dryer excluded. Can lights were added in the great room, that is what the spots are from Seller is willing to give the buyer a \$2000 contractor credit for replacement of appliances and/or carpet with an acceptable offer.

Description

Condo Type:	Property Attached YN: Detached	Condo Descr:	
Lifestyle:	Exterior: Brick, Vinyl	Common Walls:	
Master Bedroom:	ClosetWalkin, ShowerStallFull, SinksDouble, TubGarden	Arch Style:	Two Story
Appliances:	Dishwasher, SepFreezer, GrbgDispsl, MicroHood, O/RElec, Refrigratr	Porch:	DeckMain, PorchCovered
Equipment:	SecurityAlarmPaid, SmokeAlarm	Areas:	Laundry Room Main Level
Lot Info:	Pond, TreesSmall	Eating Area:	Dining/KitchenCombo
Lot Size:	76x147 Acres: .25-.49 Acre	Kitchen Features:	Breakfast Bar, Center Island
		Interior Amen:	CathedralCeiling, WoodWorkPainted
		Exterior Amen:	BarnMini, DrivewayConcrete
		# of Acres:	0.26

Utilities/Environmental

Heating:	HeatPump	Fuel:	Electric
Cooling:	Central Electric	Primary Wtr Source:	Municipal Water Connected
Water Heater:	Electric	Primary Sewage Disp:	Municipal Sewer Connected
Utility Option:	Cable Available		

Green Certificate: **No**

Financial/Association Information

Possible Financing:	Conventional, InsuredConventional, FHA, VA	Fee Paid:	SemiAnnual	Fee Amnt:	\$125
Ownership Int:	MandFee	HOA Disclsr:			
Fee Includes:	EntranceCommon, MaintenanceCommonArea	Mgmt Phone:	317-875-5600	More than 1 Assoc:	
Mgmt Co.:	CASI				

Contract/Office Information

List Type:	Exclusive Right to Sell	BAC:	3.0 %	Var:	No	Insp/Warr:	Not Applicable	LD:	01/28/2019
Circumstances of Sale:	None	Disc:	Not Applicable	Show Dt:	01/29/2019	Disc Oth:	Sales Disclosure Supplements	Ent D:	01/29/2019
Show:	Yes	OP:	812-734-6048 X:	Pos:	Negotiable	Dir Solicit:	No	A/C Dt:	
LOfc:	EXPL01: eXp Realty, LLC	Pref:	317-509-4000	OF:		Dir:		XD:	07/28/2019
LAGt:	15467: Kimberly Carpenter	PF:		Cell:	317-509-4000	Hm:	317-509-4000	TOM Dt:	
VM:		Fdbk:	317-509-4000	Toll:		Show:	317-955-5555	WD:	
Team:				Fdbk:	sold@kimsellsindy.com	Chg Dt:	03/13/2019	Closed:	

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Wednesday, March 13, 2019 10:01 AM