



8372 FALKIRK Drive, Avon, IN 46123

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**
 DOM/CDOM: **10/10**
 Stage:

List/MoRnt \$: **\$250,000***
 Year Built: **2005**
 Section/Lot: **2/128**
 Est.Comp. Date:

Tax ID: **32073634300600031** MultiTax ID:
 Semi Tax: **\$808** Tax Year Due: **2018**
 Solid Waste: **No**
 Tax Exempt: **Homestead Tax Exemption, Mortgage Tax Exemption**



	Soft
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	Beds:
Upper:	2	0	4	4	4
Main:	0	1	0	4	2/1
M/U Ttl:	2	1	4	8	# Rooms: 8
Bsmnt:	0	0	0	0	Floor #: 2 Levels
Total:	2	1	4	8	Unit Entry Lvl:

Garage: **Yes, 2CarAttach, GarageDoorOpener, FinishedGarage**
 Parking: **Fireplace: 0**
 Basement: **No**
 Foundation: **Slab**
 Web Link2: <http://www.wesellindyteam.com/>

Recent: **02/07/2019 : DECR : \$260,000->\$250,000**

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	LaminatedHardwoodNo	No
Great Room	20x17	Main	LaminatedHardwoodNo	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.**

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

	Utilities/Environmental	Green Certificate:
Heating: HeatPump	Fuel: Electric	No
Cooling: Central Electric	Primary Wtr Source: Municipal Water Connected	
Water Heater: Electric	Primary Sewage Disp: Municipal Sewer Connected	
Utility Option: Cable Available		

	Financial/Association Information
Possible Financing: Conventnl, ICON, FHA, VA	Fee Paid: SemiAnnual
Ownership Int: MandFee	Fee Amnt: \$125
Fee Includes: EntranceCommon, MaintenanceCommonArea	
Mgmt Co.: CASI	Mgmt Phone: 317-875-5600
	More than 1 Assoc:

	Contract/Office Information
List Type: Exclusive Right to Sell	BAC: 3.0 % Var: No
Circumstances of Sale: None	Insp/Warr: Not Applicable
Show: Yes FHA Cert:	Disc Oth: Sales Disclosure Supplements
LOfc: EXPL01: eXp Realty, LLC	Poss: Negotiable
LAgt: 15467: Kimberly Carpenter	Dir Solicit: No
VM:	OF: 317-509-4000
Team:	Cell: 317-509-4000
	Toll: 317-955-5555
	Fdbk: sold@kimsellsindy.com
	LD: 01/28/2019
	Ent D: 01/29/2019
	A/C Dt: 07/28/2019
	TOM Dt:
	WD:
	Chg Dt: 02/07/2019
	Closed:

