



Cross Property 360 Property View

12387 Berry Patch Lane, Fishers, IN 46037

Listing

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Prop Sub/Trans: **Single Fam/Sale** Media: **20** Status: **Active** BLC#: **21628003** List/MoRnt \$: **\$200,000\***  
 School Dist: **Hamilton Southeastern** Area: **2912 - Hamilton - Fall Creek** DOM/CDOM: **3/3** Year Built: **2005**  
 Schools: **Hoosier Road Elementary** Virtual Tour: <http://www.tourfactory.com/> Section/Lot: **6/355**  
 Subdivision: **SUMERLIN TRAILS AT HOOSIER** Interactive VT: <http://www.12387berrypatchlane.com> Est.Comp. Date:  
 Legal Desc: **ACREAGE .13, SECTION 33,** New Const: **No** Stage:

Tax ID: **291133013083000020** MultiTax ID: Solid Waste: **No**  
 Semi Tax: **\$719** Tax Year Due: **2018** Tax Exempt: **Homestead MortgageTax**



	Sqft
Upper:	
Main:	<b>1,598</b>
Apprx M/U Ttl:	<b>1,598</b>
Basement:	<b>0</b>
Apprx M/U & Bsmnt:	<b>1,598</b>
% Fin Bsmnt:	
Source:	<b>Assessor</b>

	FB	HB	BD	RM
Upper:	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Main:	<b>2</b>	<b>0</b>	<b>3</b>	<b>7</b>
M/U Ttl:	<b>2</b>	<b>0</b>	<b>3</b>	<b>7</b>
Bsmnt:	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Total:	<b>2</b>	<b>0</b>	<b>3</b>	<b>7</b>

Bed: **3**  
 Bath: **2/0**  
 # Rooms: **7**  
 Floor #: **1 Level**  
 Levels: **1 Level**  
 Unit Entry Lvl:

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

Recent: **03/25/2019 : DECR : \$205,000->\$200,000**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	14x14	Main	Carpeting	Yes	Bedroom 2nd	13x12	Main	Carpeting	Yes
Bedroom 3rd	13x15	Main	Carpeting	Yes	Dining Room	12x10	Main	Laminated Hardw	Yes
Great Room	16x14	Main	Laminated Hardw	Yes	Kitchen	14x10	Main	Laminated Hardw	Yes
LaundryRm	8x6	Main	Laminated Hardw	No					

Directions

116th Street to Hoosier Rd. North on Hoosier Rd to New Tradition Trail. Left to Berry Patch, left to home.

Property Description

What an opportunity to own this 3BR/2BA updated ranch in Summerlin Trails in Fishers. The open floor plan is welcoming the moment you step inside, from the beautiful wood laminate floors to the updated kitchen and baths, no detail has been overlooked. The kitchen with white cabinets, butcher block island, granite countertops, pantry and stainless applcs, including the refrigerator, is open to the dining and living areas. Master Suite with walk in closet, dbl granite sinks & tub/shower combo. 2 addit'l BR's & another updated hall bath complete the indoor living. Large trex deck with bench seating & firepit are great for outdoor entertaining. Don't want, make it yours today!

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

All kitchen appliances included, washer & dryer excluded. NO SHOWINGS UNTIL OPEN HOUSE 3/24 1-3

Description

Condo Type: **Detached** Condo Descr: **Ranch**  
 Property Attached YN: **Detached** Common Walls: **DeckMain, PorchCovered**  
 Lifestyle: **Brick, Vinyl** Arch Style: **Foyer Small, Laundry Room Main Level**  
 Exterior: **Brick, Vinyl** Porch: **Dining/GreatRoomCombo**  
 Master Bedroom: **SinksDouble, TubFull w/Shower** Areas: **Breakfast Bar, Kitchen Updated**  
 Appliances: **Dishwasher, GrbgDispsl, MicroHood, O/RElec, Refrigratr** Eating Area: **AtticAcces, WalkInCloset, HardwoodFloors, ScreensComplete, WindowsVinyl, WoodWorkPainted**  
 Equipment: **SmokeAlarm** Kitchen Features: **Breakfast Bar, Kitchen Updated**  
 Interior Amen: **DrivewayConcrete, FirePitOutdoor**  
 Lot Info: **Curbs, Sidewalks, TreesSmall** Exterior Amen: **0.13**  
 Lot Size: **5,663** Acres: **<.25 Acre** # of Acres:

Utilities/Environmental

Heating: **ForcedAir** Fuel: **Gas**  
 Cooling: **Central Electric** Primary Wtr Source: **Municipal Water Connected**  
 Water Heater: **Gas** Primary Sewage Disp: **Municipal Sewer Connected**  
 Utility Option: **Cable Available, Gas Available, High Speed Internet Available** Green Certificate: **No**

Financial/Association Information

Possible Financing: **Conventional, InsuredConventional, FHA, VA** Fee Paid: **SemiAnnual** Fee Amnt: **\$189**  
 Ownership Int: **MandFee** HOA Disclsr: **Covenants & Restrictions**  
 Fee Includes: **EntranceCommon, InsuranceCommonArea, MaintenanceCommonArea, NatureArea**  
 Mgmt Co.: **MGroup Management** Mgmt Phone: **317-784-5899** More than 1 Assoc: **No**

Contract/Office Information

List Type: **Exclusive Right to Sell** BAC: **3.0 %** Var: **No** Insp/Warr: **Not Applicable** LD: **03/22/2019**  
 Circumstances of Sale: **Not Applicable** Disc: **Not Applicable** Disc Oth: **Sales Disclosure Supplements** Ent D: **03/22/2019**  
 Show: **Yes** Show Dt: **03/24/2019** Poss: **Negotiable** Dir Solicit: **No** A/C Dt: **09/22/2019**  
 LOFc: **EXPL01: eXp Realty, LLC** OP: **812-734-6048** X: **317-509-4000** Dir: **317-509-4000** Hm: **317-509-4000** TOM Dt: **09/22/2019**  
 LAg: **15467: Kimberly S. Carpenter** PF: **317-509-4000** Cell: **317-509-4000** Show: **317-955-5555** WD: **03/25/2019**  
 VM: **317-509-4000** Fdbk: **317-509-4000** Toll: **317-509-4000** Fdbk: **sold@kimsellsindy.com** Chg Dt: **03/25/2019**  
 Team: **317-509-4000** Fdbk: **sold@kimsellsindy.com** Closed:

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Monday, March 25, 2019 10:48 AM