



12387 Berry Patch Lane, Fishers, IN 46037

Prop Sub/Trans: **Single Fam/Sale** Media: **20** Status: **Active** BLC#: **21628003** List/MoRnt \$: **\$205,000**
 School Dist: **Hamilton Southeastern** Area: **2912 - Hamilton - Fall Creek** DOM/CDOM: **0/0** 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> Stage: Est.Comp. Date:
 Legal Desc: **ACREAGE .13, SECTION 33,** New Const: **No** Tax ID: **291133013083000020** MultiTax ID: Solid Waste: **No**
 Bldr/Prjct/Cont: Tax Semi Tax: **\$719** Tax Year Due: **2018** Tax Exempt: **Homestead MortgageTax**



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

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

Beds: **3**
 Baths: **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: **03/22/2019 : NEW**
 Next OH: **Public: Sun Mar 24, 1:00PM-3:00PM**

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	Hardwood	Yes
Great Room	16x14	Main	Hardwood	Yes	Kitchen	14x10	Main	Hardwood	Yes
LaundryRm	8x6	Main	Vinyl	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

Condo Type: **Detached**
 Property Attached YN: **Detached**
 Lifestyle: **Brick, Vinyl**
 Exterior: **SinksDouble, TubFull w/Shower**
 Master Bedroom: **Dishwasher, GrbgDispsl, MicroHood, O/RElec, Refrigtrtr**
 Appliances: **SmokeAlarm**
 Equipment: **Curbs, Sidewalks, TreesSmall**
 Lot Info: **5,663** Acres: **<.25 Acre**
 Lot Size: **5,663** Acres: **<.25 Acre**
 Heating: **ForcedAir**
 Cooling: **Central Electric**
 Water Heater: **Gas**
 Utility Option: **Cable Available, Gas Available, High Speed Internet Available**
 Description: **Ranch**
 Condo Descrip: **DeckMain, PorchCovered**
 Common Walls: **Foyer Small, Laundry Room Main Level**
 Arch Style: **Dining/GreatRoomCombo**
 Porch: **Breakfast Bar, Kitchen Updated**
 Areas: **AtticAcces, WalkInCloset, HardwoodFloors,**
 Eating Area: **ScreensComplete, WindowsVinyl, WoodWorkPainted**
 Kitchen Features: **DrivewayConcrete, FirePitOutdoor**
 Interior Amen: **0.13**
 Exterior Amen: **0.13**
 # of Acres: **0.13**
 Utilities/Environmental: **Gas**
 Fuel: **Municipal Water Connected**
 Primary Wtr Source: **Municipal Sewer Connected**
 Primary Sewage Disp: **Municipal Sewer Connected**
 Green Certificate: **No**

Financial/Association Information

Possible Financing: **Conventional, InsuredConventional, FHA, VA** Fee Paid: **Annually** Fee Amnt: **\$225**
 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: **No** 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:** OF: **317-509-4000** Dir: **317-509-4000** XD: **09/22/2019**
 LAgt: **15467: Kimberly S. Carpenter** Pref: **317-509-4000** Cell: **317-509-4000** Hm: **317-509-4000** TOM Dt: **09/22/2019**
 VM: **317-509-4000** PF: **317-509-4000** Toll: **317-955-5555** Show: **317-955-5555** WD: **03/22/2019**
 Team: **317-509-4000** Fdbk: **317-509-4000** Fdbk: **sold@kimsellsindy.com** Chg Dt: **03/22/2019**
 Closed:

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Friday, March 22, 2019 07:54 PM