



Cross Property 360 Property View

466 West HILL VALLEY Drive, Indianapolis, IN 46217

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Prop Sub/Trans: **Single Fam/Sale** Media: **42** Status: **Active**  
 School Dist: **Perry Township** Area: **4907 - Marion - Perry** BLC#: **21719017** List/MoRnt \$: **\$240,000**  
 Subdivision: **HILL VALLEY ESTATES** Virtual Tour: **http://www.tourfactory.com/2755522** DOM/CDOM: **1/1** Year Built: **1967**  
 Legal Desc: **HILL VALLEY ESTATES 11TH** Interactive VT: New Const: **No** Stage: **1** Section/Lot: **11/1453**  
 Bldr/Prjct/Cont: Tax ID: **491423119031000500** MultiTax ID: **2019** Solid Waste: **Yes**



Semi Tax: **\$1,340** Tax Year Due: **2019** Tax Exempt: **Homestead MortgageTax**

	Sqft
Upper:	1,318
Main:	1,014
Apprx M/U Ttl:	2,332
Basement:	1,014
Apprx M/U & Bsmnt:	3,346
% Fin Bsmnt:	0-25%
Source:	Assessor

	FB	HB	BD	RM	Bed:
Upper:	2	0	4	4	4
Main:	0	1	0	5	2/1
M/U Ttl:	2	1	4	9	# Rooms: 9
Bsmnt:	0	0	0	0	Floor #: 2 Levels
Total:	2	1	4	9	Unit Entry Lvl:

Garage: **Yes, Attached, GarageDoorOpener**  
 Garage Spaces: **2** Fireplace: **1, FamilyRoom, GasLog**  
 Basement: **Yes, Unfinished, Daylite Windows**  
 Foundation: **Basement-Block**  
 Web Link: **http://www.wesellindyteam.com**  
 Web Link2: **http://www.hillvalley.org/**

Recent: **06/15/2020 : NEW**

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	18x13	Upper	Hardwood	Yes	Bedroom 2nd	14x10	Upper	Hardwood	Yes
Bedroom 3rd	13x11	Upper	Hardwood	Yes	Bedroom 4th	11x11	Upper	Hardwood	Yes
Dining Room	13x11	Main	Parquet	Yes	Family Room	20x14	Main	Laminate	Yes
Kitchen	18x12	Main	Hardwood	Yes	LaundryRm	07x07	Main	Laminate	No
Living Room	23x13	Main	Hardwood	Yes					

Directions

Take Meridian St. south of Stop 11 and turn west on Hill Valley Drive. Home is at the end of the street on right.

Property Description

This 4BR/2.5BA traditional is located on a prime corner lot within walking distance to Perry Meridian Schools and St. Barnabas Catholic Church, what a great location. Location..Location..Location. The home features a large formal living room with hardwood floors, formal dining room with parquet floors, nice kitchen with stainless steel appliances and a breakfast room overlooking the cozy family room with fireplace and main floor laundry. The master suite is on the upper level and features a bath with stand up shower and walk in closet. 3 additional bedrooms and a hall bath complete the upper level. There is a fenced rear yard with storage barn. Beautiful mature trees around the property provide shade and beauty. Come and see it today.

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

Garage Freezer and garage refrigerator are excluded from the purchase. Seller will be digging up a few flowers that have sentimental value. The stain on kitchen ceiling was from a old leak that was repaired when the home was purchased. \*\*\*\*One hour notice required for showings\*\*\*\*\*

	Description
Condo Type:	Condo Descrip:
Property Attached YN: <b>Detached</b>	Common Walls:
Lifestyle:	Arch Style: <b>TraditionalAmerican</b>
Exterior: <b>Brick, Wood</b>	Porch: <b>PatioOpen</b>
Master Bedroom: <b>ClosetWalkin, ShowerStallFull</b>	Areas: <b>Foyer Large, Laundry Room Main Level</b>
Appliances: <b>Dishwasher, Dryer, GrbgDispsl, Microwave, O/RElec, SepFreezer, Washer</b>	Eating Area: <b>BreakfastRoom, DiningRoomFormal</b>
Equipment: <b>SmokeAlarm, SumpPump, WaterSoftenerPaid</b>	Kitchen Features: <b>Kitchen Eat In</b>
Lot Info: <b>Corner, Sidewalks, TreeMature</b>	Interior Amen: <b>WalkInCloset, HardwoodFloors, ScreensComplete, WindowsWood</b>
Lot Size: <b>.44</b>	Exterior Amen: <b>DrivewayConcrete, FenceFullRear</b>
Pet Deposit:	# of Acres: <b>0.44</b>
	Smoking:

	Utilities/Environmental	Green Certificate:
Heating: <b>ForcedAir</b>	Fuel: <b>Gas</b>	<b>No</b>
Cooling: <b>Central Electric</b>	Primary Wtr Source: <b>Municipal Water Connected</b>	
Water Heater: <b>Gas</b>	Primary Sewage Disp: <b>Municipal Sewer Connected</b>	
Utility Option: <b>Cable Connected, Gas Connected</b>		

Financial/Association Information

Possible Financing: <b>Conventional, InsuredConventional, FHA, VA</b>	Fee Paid: <b>Annually</b>	Fee Amnt: <b>\$48</b>
Ownership Int: <b>MandFee</b>	HOA Disclsr: <b>Covenants &amp; Restrictions</b>	
Fee Includes: <b>InsuranceCommonArea, MaintenanceCommonArea, SnowRemoval</b>		
Mgmt Co.: <b>Hill Valley Estates HOA</b>	Mgmt Phone: <b>317-881-7464</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>No</b>	Insp/Warr: <b>Not Applicable</b>	LD: <b>06/15/2020</b>
Circumstances of Sale:	Disc: <b>Not Applicable</b>		Disc Oth: <b>Seller's Disclosure Supplements</b>	Ent D: <b>06/15/2020</b>
Show: <b>Yes</b>	Show Dt: <b>06/15/2020</b>		Poss: <b>Negotiable</b>	A/C Dt: <b>12/15/2020</b>
LOf: <b>TRBL01: Trueblood Real Estate</b>	OP: <b>317-288-5148 X:</b>		Dir: <b>No</b>	XD: <b>12/15/2020</b>
LAgt: <b>15467: Kimberly S. Carpenter</b>	Pref: <b>317-509-4000</b>		Cell: <b>317-509-4000</b>	Hm: <b>317-509-4000</b>
VM:	PF: <b>317-509-4000</b>		Toll: <b>317-955-5555</b>	Show: <b>317-955-5555</b>
Team:	Fdbk: <b>317-509-4000</b>		Fdbk: <b>sold@kimsellsindy.com</b>	WD: <b>06/15/2020</b>
				Chg Dt: <b>06/15/2020</b>
				Closed:

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Monday, June 15, 2020 10:36 AM

