



6215 Valleyview Drive, Fishers, IN 46038

Prop Sub/Trans: **Single Fam/Sale**
 School Dist: **Hamilton Southeastern**
 Subdivision: **ELLER RUN**
 Legal Desc: **ACREAGE .32, SECTION 10,**
 Bldr/Prjct/Cont:

Media: **41**
 Area: **2911 - Hamilton - Delaware**
 Virtual Tour: **<https://www.tourfactory.com/2768419>**
 Interactive VT: **<https://my.matterport.com/show/?m=Wgwt3iV9gie>**
 New Const: **No**

Status: **Active**
 BLC #: **21724798**
 DOM/CDOM: **1/1**
 List/MoRnt \$: **\$265,000**
 Year Built: **1993**
 Section/Lot: **/78**
 Est. Comp. Date:



Tax ID: **291410202068000006** MultiTax ID: **No**
 Semi Tax: **\$1,335** Tax Year Due: **2019** Tax Exempt: **HomesteadTaxExemption, MortgageTaxExemption**

	Sqft
Upper:	966
Main:	1,084
Apprx M/U Ttl:	2,050
Basement:	0
Apprx M/U & Bsmnt:	2,050
% Fin Bsmnt:	
Source:	Assessor

	FB	HB	BD	RM	Beats:
Upper:	2	0	4	4	4
Main:	0	1	0	6	2/1
M/U Ttl:	2	1	4	10	10
Bsmnt:	0	0	0	0	2 Levels
Total:	2	1	4	10	Unit Entry Lvl:

Garage: **Yes, Attached**
 Garage Spaces: **2**
 Basement: **No**
 Foundation: **Slab**
 Web Link: **<http://www.wesellindyteam.com/>**
 Web Link2: **[https://www.chicagoindie.com/Files/CCRs/Eller%20Run%20\(Hami\).pdf](https://www.chicagoindie.com/Files/CCRs/Eller%20Run%20(Hami).pdf)**

Fireplace: **1, FamilyRoom, WoodBurning**

Recent: **07/16/2020 : NEW**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	17x13	Upper	Carpeting	Yes	Bedroom 2nd	12x12	Upper	Carpeting	Yes
Bedroom 3rd	11x11	Upper	Carpeting	Yes	Bedroom 4th	10x10	Upper	Carpeting	Yes
Breakfast Room	12x07	Main	Laminate	Yes	Dining Room	15x11	Main	Laminate	Yes
Family Room	15x13	Main	Laminate	Yes	Kitchen	12x12	Main	Laminate	Yes
LaundryRm	10x06	Main	Tile-Ceramic	No	Living Room	15x11	Main	Laminate	Yes

From 106th St & Allisonville Rd. West on 106th St to Playview Dr. South on Playview Dr to Valleyview Dr. West to home on left.

Property Description

Come today to check out this updated home in one of Fishers most centrally located communities, Eller Run! Enter to find updated laminate flooring throughout the bright living room open to dining room. Just off this area is a half bath for guests. Continue to the back of the home to find the updated, white cabinet kitchen with granite countertops overlooking the breakfast area and family room with wood burning fireplace. Just steps off this area is the back deck overlooking the spacious back yard. Head upstairs to find 3 nice sized bedrooms in addition to the master suite (one currently used as a closet/dressing room) with updated glass shower, double vanity and WIC. HVAC recently updated! Don't wait... come take a look today!

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

Please direct all questions and offers to co-agent, Josh Carpenter 317-402-9111 / josh@wesellindyteam.com. Water softener is excluded from the sale.

Condo Type:		Condo Descrip:	
Property Attached YN:	Detached	Common Walls:	
Lifestyle:		Arch Style:	TraditonalAmerican
Exterior:	Brick, Vinyl	Porch:	DeckMain, PorchCovered
Master Bedroom:	ClosetWalkin, SinksDouble, TubFull/SepShower, TubWhirlpool	Areas:	Foyer Small, Laundry Room Main Level
Appliances:	Dishwasher, GrbgDispsl, MicroHood, O/RElec, Refrigratr	Eating Area:	DiningRoomFormal
Equipment:	SmokeAlarm	Kitchen Features:	Center Island, Kitchen Eat In, Kitchen Updated, Pantry
Lot Info:	Curbs, Sidewalks, TreesSmall	Interior Amen:	AtticAcces, CeilingVaulted, WalkInCloset, WindowsVinyl, WoodWorkPainted
Lot Size:	126x125	Exterior Amen:	DrivewayConcrete
Pet Deposit:		# of Acres:	0.32
		Smoking:	
		Utilities/Environmental:	

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

Financial/Association Information

Possible Financing:	Conventional, InsuredConventional, FHA, VA	Fee Paid:	SemiAnnual	Fee Amnt:	\$200
Ownership Int:	MandFee	HOA Disclrs:			
Fee Includes:	AssociationHomeOwners, EntranceCommon, InsuranceCommonArea, MaintenanceCommonArea, ParkPlayground, SnowRemoval				
Mgmt Co.:	Sentry	Mgmt Phone:	800-932-6636	More than 1 Assoc:	

Contract/Office Information

List Type:	Exclusive Right to Sell	BAC:	3.0 %	Var:	No	Insp/Warr:	General	LD:	07/16/2020
Circumstances of Sale:		Disc:	Not Applicable	Disc Oth:	Seller's Disclosure Supplements	Ent D:	07/16/2020	A/C Dt:	
Show:	Yes	FHA Cert:		Show Dt:	07/16/2020	Poss:	Negotiable	Dir Solicit:	No
LOfc:	TRBL01: Trueblood Real Estate	OP:	317-288-5148	X:		OF:		Dir:	01/16/2021

LAgt: [15467: Kimberly S. Carpenter](mailto:15467:Kimberly.S.Carpenter)
VM:
Team:
CoAgt: [37042 : Joshua Carpenter](mailto:37042:Joshua.Carpenter)

Pref: **317-509-4000**
PF:
Fdbk: **317-509-4000**
Pref: **317-402-9111**

Cell: **317-509-4000**
Toll:
Fdbk: sold@kimsellsindy.com

Hm: **317-509-4000** TOM Dt:
Show: **317-955-5555** WD:
Chg Dt: **07/16/2020**

Closed:







Requested By: Joshua Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Thursday, July 16, 2020 08:20 AM

Information deemed reliable, but not guaranteed. Copyright © 2020, MIBOR Broker Listing Cooperative, all rights reserved.