



KIM CARPENTER

317-509-4000

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Cross Property 360 Property View

14702 EDGEBROOK Drive, Fishers, IN 46040

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Prop Sub/Trans: Single Fam/Sale Media: 55 Status: Active
 School Dist: Hamilton Southeastern Area: 2912 - Hamilton - Fall Creek BLC#: 21756606 List/MoRnt \$: \$525,000
 Schools: Geist Elementary, Hamilton Southeastern High DOM/CDOM: 1/1 Year Built: 2012
 Subdivision: CALUMET FARMS AT BROOKS Virtual Tour: <http://www.tourfactory.com/2824538>
 Legal Desc: CALUMET FARMS AT BROOKS Interactive VT: <https://my.matterport.com/show/?m=vmbte2x2jyC>
 P
 Bldr/Prjct/Cont: Pulte Homes New Const: No Stage:
 Est.Comp. Date:
 Date Ava:



Tax ID:	291512038011000020	MultiTax ID:		Solid Waste:	Yes
Semi Tax:	\$2,595	Tax Year Due:	2020	Tax Exempt:	Homestead Mortgage Tax
Upper:	1,505	FB	3	Beds:	6
Main:	1,952	HB	0	Baths:	4/1
Appx M/U Ttl:	3,457	BD	4	# Rooms:	13
Basement:	1,952	RM	4	Floor #:	
Appx M/U & Bsmnt:	5,409	Bsmt:	1	Levels:	2 Levels
% Fin Bsmnt:	50-75%	Total:	4	Unit Entry Lvl:	
Source:	Assessor				

Garage: Yes, Attached, GarageDoorOpener, FinishedGarage, KeylessEntry, LoadSide
 Garage Spaces: 3 Fireplace: 1, GasLog, GreatRoom
 Basement: Yes, 9 ft+Ceiling, Finished
 Foundation: BasementConcretePoured
 Web Link: <https://www.kimellsindy.com>

Recent: 12/10/2020 : NEW
 Next OH: Public: Sun Dec 13, 1:00PM-3:00PM

Room Information									
Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	20x16	Upper	Carpeting	Yes	Bedroom 2nd	11x12	Upper	Carpeting	Yes
Bedroom 3rd	10x12	Upper	Carpeting	Yes	Bedroom 4th	12x13	Upper	Carpeting	Yes
Bedroom 5th	10x10	Basement	Carpeting	Yes	Bedroom 6th	10x10	Basement	Carpeting	Yes
Breakfast Room	9x13	Main	Hardwood	No	Den Library	11x16	Main	Carpeting	Yes
Dining Room	12x15	Main	Carpeting	Yes	Family Room	18x17	Basement	Carpeting	No
Great Room	16x16	Main	Carpeting	No	Kitchen	9x13	Main	Hardwood	No
LaundryRm	10x6	Main	Tile-Ceramic	Yes	Sun Room	17x11	Main	Hardwood	No

Directions

From Olio Road, Go East on 104th Street for 3/4 of a mile to Brooks Park Community. Right on Brooks Park Blvd, around roundabout onto Edgebrook Drive. Property is on the left.

Property Description

Beautifully updated 6BR/4.5BA home in Calumet Farms At Brook Park. As you enter, you are drawn into the soaring 2-story great room with a wall of windows, cozy frplc & open access to the uptd, fully equipped gourmet kit, breakfast area & sunrm. The main level also features a library, for DR, private office w/blt in desks & bookshelves and the L/U. The mstr ste includes a recently upptd luxurious bth, & dual WIC's, the 2nd BR has it's own priv bth & the other 2 share a jack'n'jill bth. The finished bsmt is great for entertaining with the theater area and ample play space along with 2 BR's, a full bth & incredible storage w/blt in shelving. Great n'hood w/pool & playground, come and see it today!

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

Prelim Title has been done with Attorney's Title. Exclude the projector in basement, basement refrigerator, fireplace in basement

Condo Type:	Description													
Property Attached YN:	Detached													
Lifestyle:														
Exterior:	Brick, CompositionSidingCement													
Master Bedroom:	ClosetWalkin, SinksDouble, Suite, TubFull/SepShower, TubGarden													
Appliances:	Cook Top Gas, Dishwasher, GrbgDispSl, Microwave, OvenBltIn, Refrigertr													
Equipment:	NetworkReady, SecurityAlarmPaid, SmokeAlarm, SumpPump, WaterSoftenerPaid													
Lot Info:	Sidewalks, Suburban, TreesSmall													
Lot Size:	.28	Acres:	.25-.49 Acre	# of Acres:	Interior Amen:									
Pet Deposit:		Refundable:		Smoking:	Exterior Amen:									
Heating:	ForcedAir													
Cooling:	Central Electric													
Water Heater:	Gas													
Utility Option:	Cable Available, Gas Connected, High Speed Internet Available													

Possible Financing:	Conventional, InsuredConventional	Fee Paid:	Annually	Fee Amnt:	\$900
Ownership Int:	MandFee	HOA Discslr:	Covenants & Restrictions		
Fee Includes:	AssociationHomeOwners, EntranceCommon, InsuranceCommonArea, MaintenanceCommonArea, ParkPlayground, Pool, ProfessionalMgmt				
Mgmt Co.:	Brooks Park Properties, LLC	Mgmt Phone:	317-843-2226	More than 1 Assoc:	

List Type: Exclusive Right to Sell	BAC: 3.0 %	Var: No	Insp/Warr: Not Applicable	LD: 12/10/2020
Circumstances of Sale:	Disc: Not Applicable	Disc Oth:	Seller's Disclosure Supplements	Ent D: 12/10/2020

Show: Yes	FHA Cert:	Show Dt: 12/10/2020	Poss: Negotiable	Dir Solicit: No	A/C Dt:
Lofc: TRBL01: Trueblood Real Estate		OP: (317) 288-5148	X: OF:	Dir:	XD: 06/10/2021
LAgt: 15467: Kimberly Carpenter		Pref: 317-509-4000	Cell:	Hm: (317) 509-4000	TOM Dt:
VM:		PF:	Toll:	Show: 317-955-5555	WD:
Team:		Fdk:	317-509-4000	Fdk: sold@kimsellsindy.com	Chg Dt: 12/10/2020
					Closed:

Requested By: Kimberly Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Thursday, December 10, 2020 04:17 PM

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