



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** List/MoRnt \$: **\$525,000**
 School Dist: **Hamilton Southeastern** Area: **2912 - Hamilton - Fall Creek** BLC#: **21756606** Year Built: **2012**
 Schools: **Geist Elementary, Hamilton Southeastern High** DOM/CDOM: **1/1**
 Subdivision: **CALUMET FARMS AT BROOKS** Virtual Tour: **<http://www.tourfactory.com/2824538>** Section/Lot: **/138**
 Legal Desc: **CALUMET FARMS AT BROOKS** Interactive VT: **<https://my.matterport.com/show/?m=vmbte2x2jyC>**
 Bldr/Prjct/Cont: **Pulte Homes** New Const: **No** Stage: Est. Comp. Date:
 Date Ava:



Tax ID: **291512038011000020**
 Semi Tax: **\$2,595**

MultiTax ID:
 Tax Year Due: **2020**

Solid Waste: **Yes**
 Tax Exempt: **Homestead MortgageTax**

	Soft
Upper:	1,505
Main:	1,952
Apprx M/U Ttl:	3,457
Basement:	1,952
Apprx M/U & Bsmnt:	5,409
% Fin Bsmnt:	50-75%
Source:	Assessor

	FB	HB	BD	RM	Beds:
Upper:	3	0	4	4	6
Main:	0	1	0	6	4/1
M/U Ttl:	3	1	4	10	# Rooms: 13
Bsmnt:	1	0	2	3	Floor #:
Total:	4	1	6	13	2 Levels
					Unit Entry Lvl:

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.kimsellsindy.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 Ollo 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 updt'd, 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 updt'd 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

Description			
Condo Type:	Condo Descrip:		
Property Attached YN: Detached	Common Walls:		
Lifestyle:	Arch Style:	Arts&Crafts/Craftsman	
Exterior:	Porch:	DeckMain, PorchCovered	
Master Bedroom:	Areas:	Bath Jack & Jill, Bath Sinks Double Main, Foyer Large, Great Room - 2 Story, Laundry Room Main Level	
Appliances:	Eating Area:	BreakfastRoom, DiningRoomFormal	
	Kitchen Features:	Center Island, Pantry WalkIn	
Equipment:	Interior Amen:	AtticAcces, BuiltInBookShelves, CeilingRaised, WalkInCloset, HardwoodFloors, WoodWorkPainted	
Lot Info:	Exterior Amen:	DrivewayConcrete, FencePartial, PoolCommunity, Sprinkler/IrrigationSys	
Lot Size:	# of Acres:	0.28	
Pet Deposit:	Smoking:		


Utilities/Environmental			
Heating:	Fuel:	Gas	
Cooling:	Primary Wtr Source:	Municipal Water Connected	
Water Heater:	Primary Sewage Disp:	Municipal Sewer Connected	
Utility Option:		Cable Available, Gas Connected, High Speed Internet Available	
		Green Certificate: No	

Financial/Association Information						
Possible Financing:	Conventional, Insured	Conventional	Fee Paid:	Annually	Fee Amnt:	\$900
Ownership Int:	MandFee	Association	HOA Disclsr:	Covenants & Restrictions		
Fee Includes:	HomeOwners, Entrance	Common, Insurance				
	CommonArea, Maintenance	CommonArea, Park				
	Playground, Pool, Professional	Mgmt				
Mgmt Co.:	Brooks Park Properties, LLC		Mgmt Phone:	317-843-2226	More than 1 Assoc:	

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

12/10/2020

Matrix

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:			Fdbk:	317-509-4000	Fdbk:	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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