



WE SELL INDY

KIM CARPENTER

317-509-4000

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9952 Waterside Drive, Noblesville, IN 46060-5645

Prop Sub/Trans:	Single Fam/Sale	Media:	34	Status:	Active	List/MoRnt \$:	\$200,000
School Dist:	Noblesville Schools	Area:	2914 - Hamilton - Noblesville	BLC#:	21784607	Year Built:	1995
Subdivision:	WATERSIDE	Virtual Tour:	http://www.tourfactory.com/267068	DOM/CDOM:	1/1	Section/Lot:	/7
Legal Desc:	Waterside Northlake Lot 7	Interactive VT:		New Const:	No	Stage:	
Bldr/Prjct/Cont:						Est.Comp. Date:	
						Date Ava:	



Tax ID:	290732001038000013	MultiTax ID:		Solid Waste:	No
Semi Tax:	\$613	Tax Year Due:	2020	Tax Exempt:	Homestead Mortgage Tax
Upper:	Soft	FB	HB	BD	RM
660	1	0	3	4	
Main:	560	0	1	0	3
Apprx M/U Ttl:	1,220	1	1	3	7
Basement:	0	0	0	0	
Apprx M/U & Bsmnt:	1,220	Total:	1	1	3
% Fin Bsmnt:		Assessor			

Garage:	Yes, Attached, GarageDoorOpener	Beds:	3
Garage Spaces:	2	Baths:	1/1
Basement:	No	# Rooms:	7
Foundation:	Slab	Floor #:	
Web Link:	https://www.kimsellsindy.com	Levels:	2 Levels
		Unit Entry Lvl:	

Recent: 05/14/2021 : NEW

Room Information							
Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level
Master Bedroom	13x11	Upper	Carpeting	No	Bedroom 2nd	11x10	Upper
Bedroom 3rd	13x9	Upper	Carpeting	No	Dining Room	11x9	Main
Great Room	19x12	Main	Laminate	No	Kitchen	11x8	Main
LaundryRm	6x5	Upper	Vinyl	No			

Directions

Take I69 North to IN 37N. Continue North turn East onto 186th Street. Turn Left onto Fountain View Dr. Turn Left onto Waterside Dr. Home will be on the Left side.

Property Description

You have found the needle in a haystack, a 3BR/1.5BA home in Noblesville for \$200K. Open floor plan with a soaring/vaulted great room with cozy wood-burning fireplace that is open to the dining area and fully equipped kitchen, there is also a 1/2 bath right off the garage. The upstairs features a nice sized master that opens to the full bath, 2 additional bedrooms and laundry with washer and dryer included. Great deck overlooking the private fenced yard. Great neighborhood with park/playground and close to shopping and downtown Noblesville. Come for a look, you will want to call it home!

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

No showings until open house on Saturday 5/15 1-4pm. All offers to be received by 8pm 5/16 and responses will be giving by Noon on Monday 5/17.

Condo Type:	Description		
Property Attached YN:	Detached		
Lifestyle:			
Exterior:	Vinyl		
Master Bedroom:	ClosetWalkin, TubFull w/Shower		
Appliances:	Dishwasher, Dryer, GrbgDispsl, O/RElec, Refrigeratr, Washer		
Equipment:	SmokeAlarm		
Lot Info:	TreeMature		
Lot Size:	50X100		
Pet Deposit:			
Acres:	<.25 Acre		
Refundable:			
Interior Amen:	Kitchen Features:		
Exterior Amen:	Pantry		
# of Acres:	AtticAccess, WalkInCloset		
Smoking:	DrivewayConcrete, FenceFullRear		

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

Possible Financing:	Conventional, InsuredConventional, FHA, VA	Fee Paid:	SemiAnnual	Fee Amnt:	\$188
Ownership Int:	MandFee	HOA Discslr:	Covenants & Restrictions		
Fee Includes:	EntranceCommon, MaintenanceCommonArea, ParkPlayground				
Mgmt Co.:	Atlantis Realty	Mgmt Phone:	800-276-8940	More than 1 Assoc:	

Contract/Office Information					
BAC:	3.0 %	Var:	No	Insp/Warr:	Not Applicable
Disc:	Not Applicable	Disc Oth:			Seller's Disclosure Supplements
Show Dt:	05/15/2021	OP:	(317) 288-5148	Poss:	AtClosing
LOfc:			X:	OF:	Dir Solicit: No
LAgt:	TRBL01: Trueblood Real Estate			Cell:	Dir: (317) 509-4000
VM:				Toll:	Hm: (317) 509-4000
Team:	15467: Kimberly Carpenter			Fdbk:	Show: 317-955-5555

List Type:	Exclusive Right to Sell	BAC:	3.0 %	Var:	No	Insp/Warr:	Not Applicable	LD:	05/14/2021
Circumstances of Sale:		Disc:	Not Applicable	Disc Oth:			Seller's Disclosure Supplements	Ent D:	05/14/2021
Show:	No	Show Dt:	05/15/2021	OP:	(317) 288-5148	Poss:	AtClosing	A/C Dt:	
LOfc:	TRBL01: Trueblood Real Estate			X:				XD:	11/14/2021
LAgt:	15467: Kimberly Carpenter							TOM Dt:	
VM:								WD:	
Team:								Chg Dt:	05/14/2021
								Closed:	

Requested By: Kimberly Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Friday, May 14, 2021 05:36 PM

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