



# WE SELL INDY

**JOSH CARPENTER**
**317-402-9111**
**JOSH@WESELLINDYTEAM.COM**
**13355 NOTTINGHAM Road, Fishers, IN 46038**

Prop Sub/Trans: **Single Fam/Sale**  
 School Dist: **Hamilton Southeastern**  
 Subdivision: **COTTINGHAM ESTATES**  
 Legal Desc: **ACREAGE .00, SECTION 30,**  
 Bldr/Prjct/Cont:

Status: **Active**  
 Media: **47**  
 Area: **2911 - Hamilton - Delaware**  
 Virtual Tour: <https://www.tourfactory.com/2910292>  
 Interactive VT: <https://youtu.be/b9NDfVKnLk>  
 New Const: **No**  
 Stage:

List/MoRnt \$: **\$250,000**  
 Year Built: **1976**  
 Section/Lot: **/87**  
 Est.Comp. Date:  
 Date Ava:



Tax ID: [291130102010000006](https://www.291130102010000006)  
 Semi Tax: **\$1,048**

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

Solid Waste:  
 Tax Exempt: **No Homestead MortageTax**

	Sqft
Upper:	<b>0</b>
Main:	<b>1,620</b>
Apprx M/U Ttl:	<b>1,620</b>
Basement:	<b>0</b>
Apprx M/U & Bsmnt:	<b>1,620</b>
% Fin Bsmnt:	
Source:	<b>Assessor</b>

	FB	HB	BD	RM
Upper:	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Main:	<b>2</b>	<b>0</b>	<b>3</b>	<b>8</b>
M/U Ttl:	<b>2</b>	<b>0</b>	<b>3</b>	<b>8</b>
Bsmt:	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Total:	<b>2</b>	<b>0</b>	<b>3</b>	<b>8</b>

Garage: **Yes, Attached, GarageDoorOpener**  
 Garage Spaces: **2**  
 Basement: **No**  
 Foundation: **Crawl**  
 Web Link: <http://www.wesellindyteam.com/>

Fireplace: **1, FamilyRoom, GasLog**

Recent: **08/26/2021 : NEW**

**Room Information**

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
<b>Master Bedroom</b>	<b>15x12</b>	<b>Main</b>	<b>Carpeting</b>	<b>Yes</b>	<b>Bedroom 2nd</b>	<b>12x12</b>	<b>Main</b>	<b>Carpeting</b>	<b>Yes</b>
<b>Bedroom 3rd</b>	<b>12x12</b>	<b>Main</b>	<b>Carpeting</b>	<b>Yes</b>	<b>Dining Room</b>	<b>13x09</b>	<b>Main</b>	<b>Laminate</b>	<b>Yes</b>
<b>Family Room</b>	<b>20x13</b>	<b>Main</b>	<b>Laminate</b>	<b>Yes</b>	<b>Kitchen</b>	<b>12x09</b>	<b>Main</b>	<b>Laminate</b>	<b>Yes</b>
<b>LaundryRm</b>	<b>07x06</b>	<b>Main</b>	<b>Laminate</b>	<b>Yes</b>	<b>Living Room</b>	<b>16x14</b>	<b>Main</b>	<b>Laminate</b>	<b>Yes</b>
									<b>Directions</b>

**SR37 to 131st Street. Head west on 131st Street. Turn right on Nottingham Road to home on left.**

**Property Description**

Move-in ready 3BR / 2BA ranch in convenient Fishers location just off Nickel Plate trail and near downtown Fishers. Enter the home to find nice laminate floors in the entry and living room. Head to the back of the home to find a bright kitchen with painted cabinets, and newer countertops. Dining room overlooks the family room featuring ceiling beams, built-in bookshelves and a gas fireplace with stone surround. Head to the other side of the home to find two nicely sized bedrooms, a full bath and a master suite with updated bath. A 700 sf concrete patio overlooks the spacious half acre backyard with 2 mini barns and mature trees. Updates include: Roof - 20, Dishwasher - 21, Water Heater - 15, Furnace - 11, Refrigerator - 17, Sump Pump - 17

**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. Buyer WILL NOT review offers prior to 8AM on Monday. All offers due by 8AM Monday 8/30 with a response time of 5PM Monday 8/30. Please write offers accordingly. Showings begin Friday 8/27 at 12 Noon and end Sunday 8/29 at 3PM. Exclude garage refrigerator, washer, dryer.

**Description**

Condo Type:		Condo Descrip:	
Property Attached YN:	<b>Detached</b>	Common Walls:	
Lifestyle:		Arch Style:	
Exterior:	<b>Stone, Vinyl</b>	Porch:	
Master Bedroom:		Areas:	
Appliances:	<b>Dishwasher, Garbage Disposal, Oven/Range-Electric, Refrigerator</b>	Eating Area:	
Equipment:	<b>SmokeAlarm, SumpPump, WaterSoftenerPaid</b>	Kitchen Features:	
Lot Info:	<b>Curbs, TreeMature</b>	Interior Amen:	
Lot Size:	<b>200X110</b>	Exterior Amen:	
Pet Deposit:		# of Acres:	
		Smoking:	
			<b>0.55</b>

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

**Financial/Association Information**

Possible Financing:	<b>Conventional, InsuredConventional, FHA, VA</b>	Fee Paid:	<b>Annually</b>	Fee Amnt:	<b>\$70</b>
Ownership Int:	<b>MandFee</b>	HOA Discslr:			
Fee Includes:	<b>AssociationHomeOwners, EntranceCommon</b>				
Mgmt Co.:	<b>Self Managed</b>	Mgmt Phone:	<b>-</b>	More than 1 Assoc:	

Contract/Office Information					
List Type:	<b>Exclusive Right to Sell</b>	BAC:	<b>3.0 %</b>	Var:	<b>No</b>
Circumstances of Sale:		Disc:	<b>Not Applicable</b>	Insp/Warr:	<b>General</b>
Show:	<b>Yes</b>	Show Dt:	<b>08/26/2021</b>	Disc Oth:	<b>Seller's Disclosure Supplements</b>
LOfc:	<a href="#">TRBL01: Trueblood Real Estate</a>	OP:	<b>(317) 288-5148</b>	Poss:	<b>Negotiable</b>
LAg:	<a href="#">15467: Kimberly Carpenter</a>	Pref:	<b>X</b>	Dir:	<b>No</b>
Team:		Fdbk:	<b>317-509-4000</b>	Cell:	
CoAgt:	<a href="#">37042: Joshua Carpenter</a>	Pref:		Show:	<a href="#">317-955-5555</a>
SAGt:	:	Pref:		Fdbk:	<a href="#">sold@kimsellsindy.com</a>
				Seller Pd Pts:	

Requested By: Joshua Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Thursday, August 26, 2021 05:56 AM

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Listed: **08/26/2021**

Entered: **08/26/2021**

TOM Dt:

WD:

XD: **02/26/2022**

Change: **08/26/2021**

PD: