



**KIM CARPENTER**  
317-509-4000  
SOLD@KIMSELLSINDY.COM

**16402 Province Court, Fishers, IN 46040**

Prop Sub/Trans: **Single Fam/Sale**  
School Dist: **Hamilton Southeastern**  
Schools: **Hamilton Southeastern High, Hamilton Southeastern Int/Jr, Harrison Parkway Elementary**  
Subdivision: **VERMILLION**  
Legal Desc: **Vermillion**  
BlDr/Prjct/Cont: **Lennar**

Media: **58**  
Area: **2912 - Hamilton - Fall Creek**  
Virtual Tour: **<http://www.tourfactory.com/2991607>**  
Interactive VT: **<https://my.matterport.com/show/?m=xxBnnxD8knD&brand=0>**  
New Const: **No**  
Status: **Active**  
BLC#: **21860101**  
DOM/CDOM: **1/1**  
Stage: **Completed**

List/MoRnt \$: **\$625,000**  
Year Built: **2019**  
Section/Lot: **/322**  
Est. Comp. Date: **01/20**  
Date Ava:

Tax ID: **291608020011000007**  
Semi Tax: **\$2,309**

MultiTax ID: **2021**  
Tax Year Due:

Solid Waste: **No**  
Tax Exempt: **HomesteadTaxEx**



	Soft
Upper:	1,548
Main:	1,611
Apprx M/U Ttl:	3,159
Basement:	1,570
Apprx M/U & Bsmnt:	4,729
% Fin Bsmnt:	50-75%
Source:	Builder

	FB	HB	BD	RM	Beds:
Upper:	3	0	4	5	4
Main:	0	1	0	7	4/1
M/U Ttl:	3	1	4	12	# Rooms: 13
Bsmnt:	1	0	0	1	Floor #:
Total:	4	1	4	13	Levels: 2 Levels
					Unit Entry Lvl:

Garage: **Yes, Attached, GarageDoorOpener, KeylessEntry, LoadSide**  
Garage Spaces: **3**  
Basement: **Yes, 9 ft+Ceiling, Full**  
Foundation: **PouredConcrete**  
Web Link: **<http://www.wesellingindyteam.com>**  
Fireplace: **1, GasLog, GreatRoom**

Recent: **06/02/2022 : NEW**

## Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	17x15	Upper	Carpeting	No	Bedroom 2nd	12x10	Upper	Carpeting	No
Bedroom 3rd	12x11	Upper	Carpeting	No	Bedroom 4th	14x12	Upper	Carpeting	No
Breakfast Room	12x10	Main	Vinyl Hardwood	No	Dining Room	13x13	Main	Vinyl Hardwood	No
Great Room	20x17	Main	Vinyl Hardwood	No	Kitchen	17x12	Main	Vinyl Hardwood	No
LaundryRm	6x7	Main	Tile-Ceramic	No	Loft	16x12	Upper	Carpeting	No
Office	12x10	Main	Carpeting	No	Sitting Room	13x10	Main	Vinyl Hardwood	No

## Directions

From 104th & Olivo Roads, go East on 104th St about 2.5 miles. The Woods at Vermillion will be on the right. Turn right on Vermillion Dr, follow to Edgerton Lane. Turn left on Edgerton Lane & Left on Province Ct

## Property Description

Welcome to this beautiful 4BR/4.5BA home where no detail has been missed. The open flr plan lends itself to entertaining or everyday living. The gorgeous gourmet kitchen has ample storage & a huge island for gathering & cooking. The kit opens to the morning room & GR. The main lvl also features a priv office, for DR, laundry, family foyer & planning center. The upper lvl includes a owner's ste w/WIC & huge walkin shower, a teen/guest ste w/priv bth, 2 addtl BR's that share a jack & jill bth plus loft. The fnshd bsmnt offers addtl living space, a full bth & lots of storage. All of this on a professionally landscaped cul-de-sac lot in Vermillion in the highly rated & sought after HSE school district. Don't delay!

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

Showings begin Friday 6/3 at 1pm and end Sunday 6/5 at 4pm, all offers due by 6pm Sunday 6/5 with seller's response no later than Noon on Monday 6/6 Please exclude the washer and dryer, extra refrigerator, free standing freezer

Condo Type:	Description
Property Attached YN: <b>Detached</b>	Condo Descrip:
Lifestyle:	Common Walls:
Exterior: <b>Brick, CompositionSidingCement</b>	Arch Style: <b>TraditonalAmerican</b>
Master Bedroom: <b>ClosetWalkin, ShowerStallFull, Suite</b>	Porch: <b>DeckMain, PorchCovered</b>
Appliances: <b>Cook Top Gas, Dishwasher, Garbage Disposal, Microwave, Refrigerator, Oven Built In, Kitchen Exhaust</b>	Areas: <b>Bath Jack &amp; Jill, Foyer - 2 Story, Laundry Room Main Level</b>
Equipment: <b>SmokeAlarm, SumpPump w/Backup, WaterSoftenerPaid</b>	Eating Area: <b>BreakfastRoom, DiningRoomFormal</b>
Lot Info: <b>Cul-De-Sac, Curbs, Sidewalks</b>	Kitchen Features: <b>Center Island, Pantry</b>
Lot Size: <b>16988</b>	Interior Amen: <b>CeilingTray, WalkinCloset</b>
Pet Deposit:	Exterior Amen: <b>DrivewayConcrete, PoolCommunity</b>
	# of Acres: <b>0.39</b>
	Smoking:

Utilities/Environmental	Green Certificate:
Heating: <b>ForcedAir</b>	<b>No</b>
Cooling: <b>Central Electric</b>	
Water Heater: <b>Gas</b>	
Utility Option: <b>Cable Available, Gas Connected, High Speed Internet Available</b>	

Financial/Association Information	Green Certificate:
Possible Financing: <b>Conventional, InsuredConventional, VA</b>	
Ownership Int: <b>MandFee</b>	
Fee Includes: <b>AssociationHomeOwners, InsuranceCommonArea, MaintenanceCommonArea, Pool, SnowRemoval</b>	
Mgmt Co.: <b>AAM, Inc - Bethany Prickett</b>	
Fee Paid: <b>Annually</b>	
HOA Disclsr: <b>Covenants &amp; Restrictions</b>	
Mgmt Phone: <b>317-429-0436</b>	
More than 1 Assoc:	

Showing Information	Showing Service:
Showing Service: <b>BrokerBay</b>	
Showings Phone: <b>317-218-0600</b>	

Contract/Office Information	Showing Information
List Type: <b>Exclusive Right to Sell</b>	
Circumstances of Sale: <b>Yes</b>	
Show: <b>TRBL01: Trueblood Real Estate</b>	
LOfc: <b>15467: Kimberly Carpenter</b>	
LAgt: <b>15467: Kimberly Carpenter</b>	
Team: <b>15467: Kimberly Carpenter</b>	
CoAgt: <b>15467: Kimberly Carpenter</b>	
SAGt: <b>15467: Kimberly Carpenter</b>	
BAC: <b>3.0 %</b>	
Var: <b>No</b>	
Insp/Warr: <b>WarrantyBuilders</b>	
Disc Oth: <b>Seller's Disclosure</b>	
Poss: <b>Negotiable</b>	
OF: <b>Dir Solicit: No</b>	
Cell: <b>317-509-4000</b>	
Fdbk: <b>sold@kimsellsindy.com</b>	
Pref: <b>sold@kimsellsindy.com</b>	
Pref: <b>sold@kimsellsindy.com</b>	
Seller Pd Pts:	
Est Cls:	
Listed: <b>06/02/2022</b>	
Entered: <b>06/02/2022</b>	
TOM Dt: <b>06/02/2022</b>	
WD: <b>12/02/2022</b>	
XD: <b>12/02/2022</b>	
Change: <b>06/02/2022</b>	
PD: <b>06/02/2022</b>	

Requested By: Kimberly Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Thursday, June 02, 2022 10:48 PM

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