



**15577 Whelchel Drive, Fishers, IN 46037**

Prop Sub/Trans: **Single Fam/Sale** Media: **59** Status: **Active** BLC#: **21874801** List/MoRnt \$: **\$525,000**  
 School Dist: **Hamilton Southeastern** Area: **2912 - Hamilton - Fall Creek** DOM/CDOM: **1/1** Year Built: **2018**  
 Schools: **Hamilton Southeastern High, Hamilton Southeastern Int/Jr, Thorpe Creek Elementary**  
 Subdivision: **WHELCHER SPRINGS** Virtual Tour: **<http://www.tourfactory.com/3013906>** Section/Lot: **/60**  
 Legal Desc: **Whelchel Springs** Interactive VT:  
 Bldr/Prjct/Cont: **Lennar** New Const: **No** Stage: Est.Comp. Date:  
 Date Ava:



Tax ID: **291231007013000020** MultiTax ID: Solid Waste: **No**  
 Semi Tax: **\$2,150** Tax Year Due: **2021**  
 Tax Exempt: **Homestead Tax Exemption, Mortgage Tax Exemption**

	Sqft
Upper:	<b>1,898</b>
Main:	<b>1,835</b>
Apprx M/U Ttl:	<b>3,733</b>
Basement:	<b>0</b>
Apprx M/U & Bsmt:	<b>3,733</b>
% Fin Bsmt:	
Source:	<b>Builder</b>

	FB	HB	BD	RM	Bed:
Upper:	<b>3</b>	<b>0</b>	<b>4</b>	<b>5</b>	<b>5</b>
Main:	<b>1</b>	<b>1</b>	<b>1</b>	<b>6</b>	<b>4/1</b>
M/U Ttl:	<b>4</b>	<b>1</b>	<b>5</b>	<b>11</b>	<b>11</b>
Bsmt:	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Total:	<b>4</b>	<b>1</b>	<b>5</b>	<b>11</b>	<b>2 Levels</b>

Unit Entry Lvl:

Garage: **Yes, Attached, GarageDoorOpener, KeylessEntry, StorageArea**  
 Garage Spaces: **2** Fireplace: **1, GasLog, GreatRoom**  
 Basement: **No**  
 Foundation: **BasementConcretePoured, Slab**  
 Web Link: **<http://www.wesellindyteam.com>**  
 Web Link2: **<https://www.whelchelspringshoa.com/documents/>**

Recent: **08/02/2022 : NEW**

Room Information									
Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	19x26	Upper	Carpeting	No	Bedroom 2nd	12x14	Upper	Carpeting	No
Bedroom 3rd	16x14	Upper	Carpeting	No	Bedroom 4th	12x14	Upper	Carpeting	No
Bedroom 5th	13x14	Main	Carpeting	No	Breakfast Room	18x9	Main	Laminated Hardw	No
Dining Room	11x14	Main	Carpeting	No	Great Room	19x18	Main	Laminated Hardw	No
Kitchen	18x9	Main	Laminated Hardw	No	Loft	15x14	Upper	Carpeting	No
Sun Room	18x11	Main	Laminated Hardw	No					

Directions  
**From I-69 take exit 210 & head east on Southeastern Parkway. Stay on Southeastern through roundabout. Enter neighborhood on the right via Cyntheanne Rd. Right onto Whelchel Drive.**

Property Description  
**Why build when you could make this 5BR/4.5BA home yours! This floor plan lends itself to many options, currently the sellers are using the front room as a for DR but could be a sitting rm or office, GR with gas frplc is open to the gourmet kit with gas cooktop, double ovens, microwave & large island, breakfast area and beautiful sunrm. There is also the 5th BR w/priv bth on the main, 1/2 bth & boot bench/family organizer. The upper level features a lrg owner's ste with sitting area, bth w/lrg shwr, dbl vanity, & spac WIC. 3 add'l bedrooms, two with priv bths, one uses the hall bth, L/U and loft complete the upper level. Cozy covered porch & patio for outdoor entertaining. 2 car garage with add'l storage bay. N'hood pool/playground.**

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

**2 Car garage door but extra bay for storage, so more like a 3 car**

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, SinksDouble, Suite</b>	Porch:	<b>PorchCovered</b>
Appliances:	<b>Cook Top Gas, Dishwasher, Garbage Disposal, Refrigerator, Oven Double, Oven Built In, MicroHood</b>	Areas:	<b>Bed Other Main, Foyer Large, In-Law Quarters, Laundry Room Upstairs</b>
Equipment:	<b>SmokeAlarm, WaterSoftenerPaid</b>	Eating Area:	<b>Dining/KitchenCombo, Separate Room</b>
Lot Info:	<b>Sidewalks, TreesSmall</b>	Kitchen Features:	<b>Breakfast Bar, Center Island, Pantry WalkIn</b>
Lot Size:	<b>10145</b> Acres: <b>&lt;.25 Acre</b>	Interior Amen:	<b>AtticAcces, CeilingTray, WalkInCloset, ScreensComplete, StorageLocker, WindowsVinyl</b>
Pet Deposit:	Refundable:	Exterior Amen:	<b>DrivewayConcrete</b>
		# of Acres:	<b>0.23</b>
		Smoking:	
Utilities/Environmental		Green Certificate:	
Heating:	<b>ForcedAir</b>	Fuel:	<b>Gas</b>
Cooling:	<b>Central Electric</b>	Primary Wtr Source:	<b>Municipal Water Connected</b>
Water Heater:	<b>Electric</b>	Primary Sewage Disp:	<b>Municipal Sewer Connected</b>
Utility Option:	<b>Cable Available, High Speed Internet Available</b>		<b>No</b>

Financial/Association Information			
Possible Financing:	<b>Conventional, InsuredConventional, FHA, VA</b>	Fee Paid:	<b>Annually</b>
Ownership Int:	<b>MandFee</b>	HOA Disclsr:	<b>Covenants &amp; Restrictions</b>
Fee Includes:	<b>InsuranceCommonArea, MaintenanceCommonArea, ParkPlayground, Pool, ProfessionalMgmt, TrashRemoval</b>	Mgmt Phone:	<b>317-253-1401</b>
Mgmt Co.:	<b>-Ardsley Mgmt</b>	More than 1 Assoc:	

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

Contract/Office Information			
List Type:	<b>Exclusive Right to Sell</b>	BAC:	<b>3.0 %</b>
Circumstances of Sale:		Var:	<b>No</b>
Show:	<b>Yes</b>	Insp/Warr:	<b>WarrantyBuilders</b>
LOfc:	<b>TRBL01: Trueblood Real Estate</b>	Disc Oth:	<b>Seller's Disclosure Supplements</b>
LAgT:	<b>15467: Kimberly Carpenter</b>	Pos:	<b>Negotiable</b>
Team:		Dir Solicit:	<b>No</b>
CoAgt:		Dir:	
		Cell:	<b>317-509-4000</b>
		Fdbk:	<b>sold@kimsellsindy.com</b>
		Est Cls:	
		Change:	<b>08/02/2022</b>
		PD:	

8/2/22, 8:05 PM

Matrix

SAgt: :

Pref:

Seller Pd Pts:

**Requested By: Kimberly Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Tuesday, August 02, 2022 08:05 PM**

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