

**10334 Hillsborough Dr, Fishers, IN 46037**

Status: **Active**

Prop Sub/Trans: **Single Family Residential/For Sale**  
 School Dist: [Hamilton Southeastern Schools](#)

Media: **49** Listing ID: **21909844** List/MoRnt \$: **\$345,000**  
 Area: **2912 - Hamilton - Fall Creek** DOM/CDOM: **1/1** Year Built: **1996**

Schools: **Riverside Junior High/Riverside Intermediate School/Hamilton Southeastern HS/Lantern Road Elementary School**

Subdivision: **Hillsborough** Lot Number: **16**  
 Legal Desc: **DIST:0013 CITY/MUNI/TWP:FALL CREEK TOWNSHIP SUBD:HILLSBOROUGH SUBDIVISION SEC/TWN/RNG/MER:SEC 08 TWN 17 RNG 05**  
**ACREAGE .20, SECTION 8, TOWNSHIP 17, RANGE 5, HILLSBOROUGH, LOT 16**  
 Bldr/Prjct/Cont:



Tax ID: **291508016021000020** MultiTax ID: Solid Waste: **Yes**  
 Semi Tax: **\$1,400.00** Tax Year Due: **2022**  
 Tax Exempt: **Homestead Tax Exemption, Mortgage Tax Exemption**

	SqFt
Upper SqFt:	<b>1,072</b>
Main SqFt:	<b>1,259</b>
Below Grade Area SqFt:	<b>0</b>
Total SqFt:	<b>2,331</b>
% Below Grade Finished:	
Apprx Below Grade Finished SqFt:	<b>0</b>
Total Main & Upper SqFt:	<b>2,331</b>
Apprx Total Finished SqFt:	<b>2,331</b>
Source:	<b>Assessor</b>

	# FB	# HB	# BD	# RM
Upper:	<b>2</b>	<b>0</b>	<b>3</b>	<b>4</b>
Main:	<b>0</b>	<b>1</b>	<b>0</b>	<b>6</b>
M/U Ttl:	<b>2</b>	<b>1</b>	<b>3</b>	<b>10</b>
Bsmt:	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Total:	<b>2</b>	<b>1</b>	<b>3</b>	<b>10</b>

Beds: **3**  
 Baths: **3**  
 # Rooms: **10**  
 Floor #: **10**  
 Levels: **2 Levels**  
 Unit Entry Lvl:

Garage: **Yes**  
 Garage Spaces: **2**  
 Parking Features: **Attached, Driveway Concrete, Storage Area**  
 Fireplaces: **1**  
 Fireplace Features: **Family Room Fireplace, Gas Log Fireplace, Gas Starter Fireplace**  
 Basement:  
 Foundation: **Slab**  
 Web Link: <http://www.wesellindyteam.com/>

Room Information

Room Type	Dimensions	Level	Floors	Room Type	Dimensions	Level	Floors
Primary Bedroom	19x13	Upper	Carpeting	Kitchen	13x12	Main	Hardwood
Breakfast Room	15x08	Main	Hardwood	Living Room	16x13	Main	Carpeting
Dining Room	13x11	Main	Carpeting	Family Room	16x15	Main	Hardwood
Bedroom 2nd	13x11	Upper	Carpeting	Bedroom 3rd	12x11	Upper	Carpeting
Loft	17x13	Upper	Carpeting	Laundry Room	08x06	Main	Tile-Ceramic

Directions

**I-69 to 96th Street Exit. Head east on 96th St to Mollenkopf Rd. Turn left to head north. Turn left on Hillsborough Drive into neighborhood. Follow street to home on right.**

Public Remarks

**If you're looking for a home in a quiet Fishers neighborhood, look no further. Entertain in style in the open concept living area with hardwood floors and stunning 2-story great room. Cooking is a breeze in the modern kitchen complete with granite countertops and stainless steel appliances. The main floor also has a half bath, living room, dining room and breakfast room. Head upstairs to find the master suite with vaulted ceiling and bath with soaking tub and glass shower. Also upstairs is loft, two nicely sized secondary bedrooms and another full bath. Enjoy the natural beauty from your back deck overlooking mature trees. Home also has oversized garage that is great for storage. Updates: Gutters (2022), HVAC (2020), Water Heater (2021).**

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

**Please direct all questions and offers to Josh Carpenter: 317-402-9111 / [josh@wesellindyteam.com](mailto:josh@wesellindyteam.com). Preliminary title work ordered at Enterprise Title. Excludes: Washer/Dryer, Garage Refrigerator. Seller WILL NOT review offers prior to 7PM on Sunday 3/12/23. Showings begin Friday 3/10/23 at 6:30PM.**

Description

Condo Type: **No** Condo Descrip:  
 Property Attached YN: **No** Common Walls:  
 Construction Materials: **Vinyl With Brick** Arch Style:  
 Lifestyle: **Traditional American** Deck Main Level  
 Primary Bedroom: **Closet Walk in, Sinks Double, Tub Full with Separate Shower** Eating Area: **Breakfast Room, Formal Dining Room**  
 Appliances: **Dishwasher, Garbage Disposal, Gas Water Heater, Micro Hood, Oven/Range-Electric, Refrigerator, Water Softener Paid** Interior Features: **Attic Pull Down Stairs, Ceiling Vaulted, Hardwood Floors, Wood Work Painted, Fans Ceiling Paddle, Entrance Foyer, High Speed Internet Avail, Pantry**  
 Security Features: **Sidewalks, Tree Mature, Wooded** Laundry Features:  
 Lot Info: **Sidewalks, Tree Mature, Wooded** Accessibility Features:  
 Waterfront: Exterior Features:  
 Road Frontage Type: **Sidewalks, Tree Mature, Wooded** Fence:  
 Lot Size: **70x128**

Acres: **<1/4 Acre** # of Acres: **0.2**

Utilities/Environmental

Utilities: **Cable Available, Gas Connected** Fuel:  
 Heating: **Forced Air, Gas** Primary Wtr Source: **Municipal Water Connected** Green Certificate: **No**  
 Cooling: **Central Electric** Primary Sewage Disp: **Municipal Sewer Connected**

Financial/Association Information

Possible Financing:  
 Ownership Int: **Mandatory Fee** Fee Paid: **Annually** Fee Amnt: **\$350**  
 Fee Includes: **Entrance Common, Maintenance Common Area, Snow Removal** HOA Disclsr: **Covenants & Restrictions**  
 Mgmt Co.: **Hillsborough HOA** Mgmt Phone: **317-995-9254**

Showing Information

Showing Service: **Broker Bay** Showings Phone: **317-218-0600**

Contract/Office Information

List Type: **Exclusive Right to Sell** BAC: **3.0%** Var: **No** Insp/Warr:  
 Circumstances of Sale: Disc: Spec. List. Conditions:  
 Listing Terms: FHA Cert: Poss: **Negotiable** TOM Dt:  
 LOfc: **Trueblood Real Estate** Ph: Ph: **(317) 402-9111** WD:  
 LAGt: **Joshua Carpenter** Ph: **(317) 509-4000** XD: **09/10/2023**  
 Team: **We Sell Indy Team** Change: **03/10/2023**  
 CoAg: **Kim Carpenter**

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Prepared By: Joshua Carpenter | Trueblood Real Estate | 03/10/2023 08:24 AM