



**Residential/Condo** Media: 24 [www.tourfactory.com/980331](http://www.tourfactory.com/980331)

**BLC#:** 21225777 **RES** **Status:** Active **Area:** 2911 **LP:** \$160,000

**8844 TURIN CT** **Lt:** 39.9674 **Ln:** -86.0122 **Map:** North 120 East 88

**Town:** Fishers **Twp:** Delaware **Zip:** 46038 **County:** Hamilton

**Legal:** SUNBLEST FARMS **Sec:** 20 **Lot:** 24 **School:** Hamilton Southeastern

**Tax ID:** 291131103025000006 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** \$647

**Subdiv:** SUNBLEST FARMS **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2012

**Builder/Project/Contractor:** **Const.Stage:** **Yr Built:** 1993 **Est.Comp.Date:**

**Loc:** **Rooms:** 8 **Bd:** 4

**Approx. Room Sizes/Descriptions**

	L	F	W		L	F	W		
<b>Living:</b>	14x12	M	L	N	<b>Master:</b>	14x13	U	C	N
<b>Family Rm:</b>	19x11	M	L	N	<b>2nd:</b>	15x12	U	C	N
<b>Great Rm:</b>					<b>3rd:</b>	13x10	U	C	N
<b>Dining:</b>	12x11	M	L	N	<b>4th:</b>	11x10	U	C	N
<b>Kitchen:</b>	12x12	M	L	N					
<b>Brkfst Rm:</b>									

**Floor#:**  
**Unit Entry Level:**  
**Levels:** 2 Levels  
**Baths:** 3  
**Parking:**

**Bas:** N  
**Foundation:** Slab

SqFt	FB	HB
<b>Upper:</b> 788	<b>Upper Bth:</b>	2 0
<b>Main:</b> 928	<b>Main Bth:</b>	0 1
<b>Approx M/U Total:</b> 1,716	<b>Bsmt Bth:</b>	0 0
<b>Basement:</b> 0	<b>Total:</b>	2 1
<b>Approx M/U &amp; NOBSM:</b> 1,716		
<b>% Finished Basement:</b>	<b>DOM:</b>	0
<b>Source:</b> Assessor	<b>CDOM:</b>	0

**Frplc:** 1 / FamilyRm, WoodBurn  
**Gar:** Y / 2CATC / GROPN

**Directions**

116th St to North on Lantern Rd to Turin Ct, Right to home on Left in Cul-de-Sac.

**Property Description**

Come & visit this updt'd 4BR/2.5BA home on a cul-de-sac in the heart of Fishers & you'll want to call it home. The open floor plan lends itself to entertaining with the for LR, for DR & kitc open to the FR. If outdoor space is what you need, this home has that too w/it's deck overlkng the fenced yard. The upstairs is highlighted by the vaulted mstr w/WIC & private bth along with 3 addtl BR's & another ath. All appliances included, even the washer & dryer. Great location!

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

Exclude freezer in garage

**Description**

**Life Style:** Detached **Arch Style:** TradAmer, TwoStory  
**Master BR:** FullShrStl, WalkinClos  
**Appl:** Dishwasher, Dryer, GrbgDispsl, MicroHood, O/RElec, Refrigratr, Washer  
**Equip:** SmokeAlarm

**Exterior:** Vinyl  
**Areas:** FamilyRoom, FoyerSmall  
**Porch:** DeckMain, PorchCovrd  
**Eating Area:** BrkfstRoom, FormalDR  
**Interior Amen:** AtticAcces, CeilVaultd, WalkInClos, WdWkPaintd, WinTherml, WinVinyl  
**Exterior Amen:** BarnStorag, DrvConcret, FenceFullR

**Lot Info:** Cul-De-Sac, TreeMature  
**Lot Size:** 60x127 **Acres:** <1/4 Acre **# of Acr:** 0.17

**Condo Description:**

**Utilities**

**Heating:** HeatPump **Fuel:** Electric **Primary Water Src:** MunWtrConn  
**Cooling:** CeilPadFan, CentrElec **Water Htr:** Electric **Primary Sewage Disp:** MunSwrConn  
**Utility Option:** CableConn

**Financial/Association Information**

**Poss Fincg:** Conventnl, FHA, VA **Ownshp Int:** PUD **Fee Pd:** Annually **Fee Amt:** \$440  
**Fee Includes:** AssocHmOwn, InsCommon, MaintCommon, Pool, PrkPLYgrnd

**Office Information**

**CESC04:** CENTURY 21 Scheetz **OP:** 317-705-2500 **OF:** 317-573-5182 **Fdbk Email:** [sold@kimsellsindy.com](mailto:sold@kimsellsindy.com)  
**LAgnt:** 15467 : Kimberly Carpenter **Pref:** 317-509-4000 **PF:** **Show:** 317-955-5555 **Fdbk:** 317-509-4000  
**Team Name:** **Hm:** 317-509-4000 **Ofc Ext:** 2638 **Cell:** 317-509-4000 **VM:**  
**CoAgt/Asst:** **Pref:** **Type:** Exclusive Right to Sell **Dir:** **Toll:**  
**Con1:** **Poss:** Negotiable **Var:** N **Pager:**  
**Con2:** **Auction Lic#:** **LD:** 04/12/2013 **BAC:** %3.5  
**Disc:** **Disc Other:** MEDIA **XD:** 10/12/2013 **Entry Date:** 04/12/2013  
**Insp/Warr:** Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 04/12/2013