



Residential/Condo Media: 24 www.tourfactory.com/1011483

BLC#: 21236673 **RES** **Status:** Active **Area:** 2911 **LP:** \$134,900
7595 CAMBRIDGE DR **Lt:** 39.9529 **Ln:** -86.0325 **Map:** North 114 East 75
Town: Fishers **Twp:** Delaware **Zip:** 46038 **County:** Hamilton
Legal: SUNBLEST FARMS **Sec:** **Lot:** 145 **School:** Hamilton Southeastern
Tax ID: 291401107024000006 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** \$1,308
Subdiv: SUNBLEST FARMS **Tax Exempt:** None **Tax Yr Due:** 2012
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1978 **Est.Comp.Date:**

Loc:
Rooms: 9 **Bd:** 3
Floor#:
Unit Entry Level:
Levels: Bi-Level
Baths: 3
Parking:
Bas: N
Foundation: Slab

SqFt	FB	HB
Upper: 1,200	Upper Bth: 2	0
Main: 616	Main Bth: 0	1
Approx M/U Total: 1,816	Bsmt Bth: 0	0
Basement: 0	Total: 2	1
Approx M/U & NOBSM: 1,816		
% Finished Basement:	DOM:	0
Source: Appraisal	CDOM:	0

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W
Living:				Master:	14x11	U	C N
Family Rm: 14x11	U	C	N	2nd:	12x11	U	C N
Great Rm: 15x11	U	C	N	3rd:	10x9	U	C N
Dining: 11x10	M	L	N	4th:			
Kitchen: 11x11	M	L	N	BonusRoom: 20x14	M	C	N
Brkfst Rm:							
Office: 16x10	M	C	N				

Frplic: 1 / FamilyRm, WoodBurn
Gar: Y / 1CATC / GROPN

Directions

Hague Rd North of 106th St or South of 116th St to Cambridge Dr, turn East to home on Right

Property Description

This spacious 3BR/2.5BA home is located in the heart of Fishers, within walking distance of the city center! This bi-level hm features an open floor plan w/multiple living spaces , an updated kitchen, new carpet thru-out most of the home, fresh interior paint, all appliances & updated bths. If you enjoy being outdoors, you will love the expansive multi-level deck overlking the private yard w/a mini barn for storage. Come take a look, youll want to call it home. Immediate occupancy!

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

Description

Life Style: Detached **Arch Style:** Bi-Level **Exterior:** Brick, Wood
Master BR: FullShrStl **Areas:** FoyerSmall, LndryRmMn, Office
Appl: Dishwasher, Dryer, GrbgDispsl, MicroHood, O/RElec, Refrigratr, Washer **Porch:** DeckMul
Equip: SmokeAlarm **Eating Area:** BrkfstBar, FormalDR
Interior Amen: WdWkPaintd, WinTherml
Exterior Amen: BarnMini, DrvConcret, FenceFullR, FencePrvcy
Condo Description:

Lot Info: Sidewalks, TreeMature
Lot Size: 75x120 **Acres:** <1/4 Acre **# of Acr:** 0.21

Utilities

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

Financial/Association Information

Poss Fincg: Conventnl, FHA, VA **Ownshp Int:** PUD **Fee Pd:** **Fee Amt:**
Fee Includes:

Office Information

CESC04 : CENTURY 21 Scheetz **OP:** 317-705-2500 **OF:** 317-573-5182 **Fdbk Email:** 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:** AtClosing **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 06/05/2013 **BAC:** %3.5
Disc: **Disc Other:** MEDIA **XD:** 12/05/2013 **Entry Date:** 06/05/2013
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 06/05/2013