



**Residential/Condo** Media: 24 [www.tourfactory.com/1090980](http://www.tourfactory.com/1090980)

**BLC#:** 21266941 **RES** **Status:** Active **Area:** 2910-Hamilton - Clay

**LP:** \$249,900

**1333 Edinburgh DR**

**Lt:** 39.9953 **Ln:** -86.1067

**Map:** North 143 East

**Town:** Carmel

**Twp:** Clay

**Zip:** 46033

**County:** Hamilton

**Legal:** Worthington

**Sec:** 4

**Lot:** 186

**School:** Carmel Clay Schools

**Tax ID:** 291020112011000018

**Multi-Tax ID:**

**Solid Waste:** N

**Semi-Tax:** \$1,139

**Subdiv:** Worthington Estates

**Tax Exempt:** HmTxEx

**Tax Yr Due:** 2013

**Builder/Project/Contractor:**

**Const.Stage:**

**Yr Built:** 2001

**Est.Comp.Date:**

**Loc:**

**Rooms:** 10 **Bd:** 4

**Approx. Room Sizes/Descriptions**

		L	F	W			L	F	W
<b>Living:</b>					<b>Master:</b>	18x15	M	C	N
<b>Family Rm:</b>					<b>2nd:</b>	12x11	M	C	N
<b>Great Rm:</b>	21x13	M	C	N	<b>3rd:</b>	12x11	M	C	N
<b>Dining:</b>	12x12	M	L	N	<b>4th:</b>	12x10	M	C	N
<b>Kitchen:</b>	15x14	M	T	N	<b>SunRoom:</b>	13x13	M	C	N
<b>Brkfst Rm:</b>					<b>HearthRoom:</b>	15x15	M	T	N
<b>ExerciseRm:</b>	14x13	M	C	N					

**Floor#:**

**Unit Entry Level:**

**Levels:** 1 Level

**Baths:** 2

**Parking:**

**Bas:** N

**Foundation:** Crawl

	SqFt	FB	HB
<b>Upper:</b>	0	<b>Upper Bth:</b>	0 0
<b>Main:</b>	2,309	<b>Main Bth:</b>	2 0
<b>Approx M/U Total:</b>	2,309	<b>Bsmt Bth:</b>	0 0
<b>Basement:</b>	0	<b>Total:</b>	2 0
<b>Approx M/U &amp; NOBSM:</b>	2,309		
<b>% Finished Basement:</b>		<b>DOM:</b>	3
<b>Source:</b> Assessor		<b>CDOM:</b>	3

**Frplc:** 1 / 2SidedFP, GasLog, GreatRoom, Hearth Room  
**Gar:** Y / 2CATC / FINGR, GROPN,KEYLS,SRVDR

**Directions**

146th Street to Carey Rd. South to Edingurgh. Go East to home on right.

**Property Description**

Looking for a ready to move into home, look no further than this well maintained 4BR/2BA ranch. This home features an open floor plan w/a spac vaulted GR which opens to the sunrm & hearth rm. The earth rm & GR share a 3-sided frplc. The kit is well appointed w/all applcs, pantry& center island. Split floor plan w/spac mstr ste & 1 addtl BR/off on one side of the home & the other BR's & bath on the other side. Relaxing deck overlkng the large .66 acre lot. Convenient Carmel location.

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

Estate property

**Description**

**Life Style:** Detached **Arch Style:** Ranch  
**Master BR:** FTubSepShr, GardenTub, SplitBedRm, WalkinClos  
**Appl:** Dishwasher, Dryer, GrbgDispsl, Microwave, O/RElec, Refrigratr, Washer  
**Equip:** SmokeAlarm, WtrSftnPd

**Exterior:** Brick, CompSidCmt  
**Areas:** FoyerSmall, GreatRoom, HearthRoom, LndryRmMn, SunRoom  
**Porch:** DeckMain, PatioCovrd  
**Eating Area:** BrkfstBar, CntrlIsland, FormalDR, Pantry  
**Interior Amen:** CeilCath, WalkInClos, WdWkPaintd, WinTherml

**Lot Info:** Sidewalks, TreesSmall  
**Lot Size:** .66 **Acres:** 1/2-1 Acre **# of Acr:** 0.66

**Exterior Amen:** DrvConcret  
**Condo Description:**

**Utilities**

**Heating:** ForcedAir **Fuel:** Gas **Primary Water Src:** MunWtrConn  
**Cooling:** CeilPadFan, CentrElec **Water Htr:** Gas **Primary Sewage Disp:** MunSwrConn  
**Utility Option:** GasConn

**Financial/Association Information**

**Poss Fincg:** FHA, Conventnl, VA **Ownshp Int:** PUD **Fee Pd:** Annually **Fee Amt:** \$100  
**Fee Includes:** InsCommon, MaintCommon

**Office Information**

**CESC04:** CENTURY 21 Scheetz **OP:** 317-705-2500 **OF:** 317-573-5182 **Fdbk Email:** [sold@kimsellsindy.com](mailto:sold@kimsellsindy.com)  
**LAgT:** 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:** 11/29/2013 **BAC:** %3.5  
**Disc:** **Disc Other:** ONFIL **XD:** 05/29/2014 **Entry Date:** 11/29/2013  
**Insp/Warr:** Not Applicable **Dir Solicit:** N **Show:** Y 11/29/13 **WD:** **Chg Date:** 12/02/2013