



Residential/Condo Media: 24 www.tourfactory.com/1121694
BLC#: 21277862 RES **Status:** Active **Area:** 2914-Hamilton - Noblesville **LP:** \$170,000
11158 HYLAS DR **Lt:** 40.0703 **Ln:** -85.9698 **Map:** North 194 East 111
Town: ▣Noblesville **Twp:** ▣Noblesville **Zip:** ▣46060 **County:** ▣Hamilton
Legal: ROUDEBUSH FARMS **Sec:** 2 **Lot:** 80 **School:** Noblesville Schools
Tax ID: ▣290728008031000013 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** ▣\$847
Subdiv: ROUDEBUSH FARMS **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** ▣2013
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** ▣2006 **Est.Comp.Date:**

Loc:
Rooms: 10 **Bd:** 4
Floor#:
Unit Entry Level:
Levels: 2 Levels
Baths: 3
Parking:
Bas: N
Foundation: Slab

SqFt	FB	HB
Upper: ▣1,454	Upper Bth: 2	0
Main: ▣974	Main Bth: 0	1
Approx M/U Total: 2,428	Bsmt Bth: 0	0
Basement: 0	Total: 2	1
Approx M/U & NOBSM: 2,428		
% Finished Basement:	DOM: 14	
Source: Assessor	CDOM: 14	

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	12x12	M	C	N	Master:	20x17	U	C	N
Family Rm:	17x16	M	C	N	2nd:	12x11	U	C	N
Great Rm:					3rd:	12x10	U	L	N
Dining:					4th:	12x10	U	C	N
Kitchen:	11x10	M	V	N	LaundryRm:	7x7	M	V	N
Brkfst Rm:	11x9	M	V	N					
Loft:	16x16	U	C	N					

Frplc: 1 / FamilyRm, GasLog
Gar: Y / 2CATC / GROPN

Directions

191st St East of SR37 to entrance of Roudebush Farms, turn North on Searay to Hylas at "T" turn Left to home on Right.

Property Description

Welcome home to this beautiful 4BR/2.5BA home with an open floor plan where there is room for all! The main level features a formal living space, spacious family room w/a cozy gas frplc, a kitchen & breakfast area that are open to the family room, a ½ bath & laundry on also. The upper level boasts 3 BR's, a nice size loft & a large master suite with an updated bath & WIC. Great neighborhood with pool, playground & parks, conveniently located to SR37 & shopping. Don't pass this one up!

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

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Description

Life Style: Detached **Arch Style:** TradAmer, TwoStory **Exterior:** Brick, Vinyl
Master BR: FTub w/Shr, WalkinClos **Areas:** FamilyRoom, LndryRmMn, LoftArea
Appl: Dishwasher, GrbgDispsl, MicroHood, O/RElec
Equip: SmokeAlarm **Porch:** DeckMain, PorchCovrd
Eating Area: BrkfstRoom, DinComb/KT, Pantry
Interior Amen: WalkInClos, WdWkPaintd, WinThermI
Exterior Amen: DrvConcret
Condo Description:

Utilities

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

Financial/Association Information

Poss Fincg: Conventnl, FHA, VA **Ownshp Int:** PUD **Fee Pd:** Quarterly **Fee Amt:** \$107
Fee Includes: InsCommon, MaintCommon, Pool, PrkPlygrnd, RemvlSnow

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:** Negotiable **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 03/06/2014 **BAC:** %3.5
Disc: **Disc Other:** COVEN,MEDIA **XD:** 09/06/2014 **Entry Date:** 03/06/2014
Insp/Warr: Not Applicable **Dir Solicit:** N **Show:** Y 03/06/14 **WD:** **Chg Date:** 03/08/2014