



Residential/Condo Media: 23 <http://www.tourfactory.com/1141211>
BLC#: 21287150 **RES** **Status:** Active **Area:** 2912-Hamilton - Fall Creek **LP:** \$210,000
12898 BRISTOW LN **Lt:** 39.9770 **Ln:** -85.9114 **Map:** North 128 East 129
Town: Fishers **Twp:** Fall Creek **Zip:** 46037 **County:** Hamilton
Legal: AVALON OF FISHERS Acreage **Sec:** **Lot:** 269 **School:** Hamilton Southeastern
Tax ID: 291125006031000020 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** \$871
Subdiv: AVALON OF FISHERS **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2013
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 2005 **Est.Comp.Date:**

Loc:
Rooms: 7 **Bd:** 3
Floor#:
Unit Entry Level:
Levels: 2 Levels
Baths: 3
Parking:
Bas: N
Foundation: Slab

SqFt		FB	HB
Upper:	960	Upper Bth:	2 0
Main:	960	Main Bth:	0 1
Approx M/U Total:	1,920	Bsmt Bth:	0 0
Basement:	0	Total:	2 1
Approx M/U & NOBSM:	1,920		
% Finished Basement:		DOM:	1
Source: Assessor		CDOM:	1

Approx. Room Sizes/Descriptions

L F W				L F W			
Living:				Master:	14x14	U C Y	
Family Rm:				2nd:	11x10	U C N	
Great Rm:	19x13	M C N		3rd:	11x10	U C N	
Dining:	11x11	M C N		4th:			
Kitchen:	13x10	M H N					
Brkfst Rm:							
LaundryRm:	6x5	M V N					

Directions

Olio north of 126th to Avalon entrance (Avalon Blvd) right on Avalon East Dr., then left on Bristow Lane to home on the left.

Property Description

Why build when you could own this beautifully appointed 3BR/2.5BA hm in sought after Avalon of Fishers! This hm is located on a peaceful lot overlooking a tranquil pond, making for relaxing evenings on the patio. Open flr plan w/ great flow. Upper lvl features a nice mstr ste w/dbl sinks, garden tub, sep shwr & WIC. 2 addtl BR's & a spac bath complete the upper lvl. Active neighborhd w/miles of walking trails, pool, plygrnd, tennis & nature areas. All this in a convenient location too!

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

Description

Life Style: Detached **Arch Style:** TradAmer, TwoStory
Master BR: DbISinks, FTubSepShr, GardenTub, WalkinClos
Appl: Dishwasher, GrbgDispsl, Microwave, O/RElec, Refrigeratr
Equip: SecAlrmPd, SmokeAlarm, WtrSftnPd

Exterior: Brick, Vinyl
Areas: Foyer2Story, GreatRoom, LndryRmMn

Porch: PatioOpen, PorchCovrd
Eating Area: CntrIsland, FormalDR, Pantry
Interior Amen: CeilRaised, HrdwdFloor, WalkInClos, WdWkPaintd, WinTherml

Lot Info: Pond, Sidewalks, StrtLights, TreesSmall

Exterior Amen: DrvConcret

Lot Size: .18 **Acres:** <1/4 Acre **# of Acr:** 0.18

Condo Description:

Utilities

Heating: ForcedAir
Cooling: CeilPadFan, CentrElec
Utility Option: GasConn

Fuel: Gas **Primary Water Src:** MunWtrConn
Water Htr: Gas **Primary Sewage Disp:** MunSwrConn

Financial/Association Information

Poss Fincg: Conventnl, FHA, VA **Ownshp Int:** Party Wall Agreement **Fee Pd:** Annually **Fee Amt:** \$580
Fee Includes: AssocBldr, InsCommon, MaintCommon, NatureArea, Pool, PrkPlygrnd, RemvlSnow, Tennis

Office Information

CESC04: CENTURY 21 Scheetz **OP:** 317-705-2500 **OF:** 317-573-5182 **Fdbk Email:** 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:** Negotiable **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 04/22/2014 **BAC:** %3.5
Disc: **Disc Other:** COVEN,ONFIL **XD:** 10/22/2014 **Entry Date:** 04/23/2014
Insp/Warr: Not Applicable **Dir Solicit:** N **Show:** Y 04/23/14 **WD:** **Chg Date:** 04/23/2014