



**Residential/Condo** Media: 24 <http://www.tourfactory.com/1141213>  
**BLC#:** 21288422 **RES** **Status:** Active **Area:** 2912-Hamilton - Fall Creek **LP:** \$365,000  
**13476 MILLEN DR** **Lt:** 39.9652 **Ln:** -85.9249 **Map:**  
**Town:** Fishers **Twp:** Fall Creek **Zip:** 46037 **County:** Hamilton  
**Legal:** LINKS AT GRAY EAGLE **Sec:** **Lot:** 197 **School:** Hamilton Southeastern  
**Tax ID:** 291135003059000020 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** \$3,660  
**Subdiv:** LINKS AT GRAY EAGLE **Tax Exempt:** None **Tax Yr Due:** 2014  
**Builder/Project/Contractor:** **Const.Stage:** **Yr Built:** 2002 **Est.Comp.Date:**

**Loc:**  
**Rooms:** 13 **Bd:** 4  
**Floor#:**  
**Unit Entry Level:**  
**Levels:** 2 Levels  
**Baths:** 3  
**Parking:**  
**Bas:** Y/9ft+Ceil, DayliteWin, Finished  
**Foundation:** BsmtPrCnc

SqFt		FB	HB
<b>Upper:</b>	1,298	<b>Upper Bth:</b>	2 0
<b>Main:</b>	1,625	<b>Main Bth:</b>	0 1
<b>Approx M/U Total:</b>	2,923	<b>Bsmt Bth:</b>	0 0
<b>Basement:</b>	1,625	<b>Total:</b>	2 1
<b>Approx M/U &amp; DAYLT:</b>	4,548		
<b>% Finished Basement:</b>	75+%	<b>DOM:</b>	1
<b>Source:</b> Assessor		<b>CDOM:</b>	1

**Approx. Room Sizes/Descriptions**

L F W				L F W			
<b>Living:</b>				<b>Master:</b>	18x16	U C N	
<b>Family Rm:</b>	14x12	B C N		<b>2nd:</b>	13x12	U C N	
<b>Great Rm:</b>	21x16	M C N		<b>3rd:</b>	12x12	U C N	
<b>Dining:</b>	12x12	M H N		<b>4th:</b>	12x11	U C N	
<b>Kitchen:</b>	16x10	M H N		<b>Rec/PlayRm:</b>	21x19	B C N	
<b>Brkfst Rm:</b>	16x8	M H N		<b>LaundryRm:</b>	10x6	M V N	
<b>DenLibrary:</b>	13x11	M H N		<b>SunRoom:</b>	13x10	M T N	

**Directions**

From 116th St, go North into Gray Eagle Neighborhood on Gray Eagle, Right on Red Hawk, Left on Millen. House is on the left.

**Property Description**

Well maintained 4BR/2.5BA home in the sought Gray Eagle! As you enter, the gleaming newly refinished hardwoods will greet you! The open floor plan features a private office, sunroom 2-story GR, for DR, upddd kit w/stnls applcs, & a fnshd bsmt w/rec room, FR & bar -- also plumbed for a bath. Relaxing deck ovrlng the beautifully landscaped yard. Neighborhood pool, playgrnd & Tennis. Convenient location too! You won't be disappointed, come take a look, you'll want to call it home!

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

**Description**

**Life Style:** Detached **Arch Style:** TwoStory **Exterior:** Brick, CompSidCmt  
**Master BR:** DbISinks, FTubSepShr, Suite, WalknClos, WhirlpTub **Areas:** DenLibrary, FamilyRoom, GreatRoom, Rec/PlayRm, SunRoom  
**Appl:** Dishwasher, GrbgDispsl, MicroHood, O/RElec  
**Equip:** SecAlrmPd, SmokeAlarm, SmpPmp w/Bac  
**Lot Info:** Sidewalks, StormSewer, StrtLights, TreesSmall **Exterior Amen:** DrvConcret, Sprkr/IrrSys  
**Lot Size:** 94x130 **Acres:** 1/4-1/2 Acre # of Acr: 0.28 **Condo Description:**

**Utilities**

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

**Financial/Association Information**

**Poss Fincg:** Conventnl **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** \$499  
**Fee Includes:** AssocHmOwn, EntryComm, InsCommon, MaintCommon, Pool, PrkPlygrnd, ProfMgmt, Tennis

**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:** Negotiable **Var:** N **Pager:**  
**Con2:** **Auction Lic#:** **LD:** 04/29/2014 **BAC:** %3.5  
**Disc:** **Disc Other:** COVEN,ONFIL **XD:** 10/29/2014 **Entry Date:** 04/30/2014  
**Insp/Warr:** Not Applicable **Dir Solicit:** N **Show:** Y 04/30/14 **WD:** **Chg Date:** 04/30/2014