



Residential/Condo Media: 24 <http://www.tourfactory.com/1135200>
BLC#: 21286160 **RES** **Status:** Active **Area:** 2912-Hamilton - Fall Creek **LP:** \$504,900
14597 NORMANDY WAY **Lt:** 39.9381 **Ln:** -85.9029 **Map:** North 104 East 96
Town: Fishers **Twp:** Fall Creek **Zip:** 46040 **County:** Hamilton
Legal: BROOKS PARK Acreage **Sec:** 1 **Lot:** 18 **School:** Hamilton Southeastern
Tax ID: 291512012018000020 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** \$2,582
Subdiv: BROOKS PARK Acreage **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2014
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 2006 **Est.Comp.Date:**

Loc:
Rooms: 12 **Bd:** 4
Floor#:
Unit Entry Level:
Levels: 2 Levels
Baths: 5
Parking:
Bas: Y/9ft+Ceil, DayliteWin, Finished
Foundation: BsmtPrCnc

SqFt		FB	HB
Upper:	1,698	Upper Bth:	3 0
Main:	1,458	Main Bth:	0 1
Approx M/U Total:	3,156	Bsmt Bth:	1 0
Basement:	1,458	Total:	4 1
Approx M/U & BSMNT:	4,614		
% Finished Basement:		DOM:	0
Source: Appraisal		CDOM:	0

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W
Living:				Master:	18x17	U	C N
Family Rm:	34x18	B	C N	2nd:	13x12	U	C N
Great Rm:	19x18	M	C N	3rd:	12x12	U	C N
Dining:	15x13	M	C N	4th:	16x12	U	C N
Kitchen:	16x16	M	T N	ExerciseRm:	18x12	B	C N
Brkfst Rm:	16x8	M	T N	LaundryRm:	8x8	U	T N
DenLibrary:	12x12	M	C N				

Frplc: 1 / GasLog, GreatRoom
Gar: Y / 3CATC / FINGR, GROPN,SIDEL

Directions

104th Street East of Olio to Entrance of Brooks Park on your right, Take first right to home on right

Property Description

This home has it all, location, floor plan, amenities & condition! Beautiful 4BR/4.5BA custom home. No detail has been missed: soaring 2-story GR, well equipped kit, attention to detail is evident. Open floor plan feat: priv off, for DR, GR, gourmet kit on the main, lux mstr ste w/sting area, tray ceiling, spa-like bath & WIC. Don't overlk fnshd daylite bsmt w/wrkout area, full bath, & entertaining area w/bar. Relaxing outdoor space too w/paver patio & firepit w/view of pond & fountain.

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

Description

Life Style: Detached **Arch Style:** TwoStory
Master BR: DbISinks, FTubSepShr, SittingRm, WalkinClos, WhirlpTub
Appl: CookTopGas, Dishwasher, Microwave, OvenBltn, WineClUnit

Exterior: Brick, CompSidCmt
Areas: DenLibrary, ExerciseRm, FamilyRoom, GreatRoom, LndryRmUp

Equip: SecAlrmMon, SmpPmp w/Bac, WetBar, WtrSftnPd

Porch: DeckMain, PatioOpen
Eating Area: BrkfstRoom, CntrIsland, FormalDR, PntryWkIn
Interior Amen: CeilTray, ScrnsCompt, WalkInClos, WdWkPaintd, WinTherml

Lot Info: Sidewalks, TreeMature

Exterior Amen: DrvConcret, OutFpl/Pit

Lot Size: .28

Acres: 1/4-1/2 Acre # of Acr: 0.28

Condo Description:

Utilities

Heating: ForcedAir

Fuel: Gas

Primary Water Src: MunWtrConn

Cooling: CentrElec

Water Htr: Gas

Primary Sewage Disp: MunSwrConn

Utility Option: CableConn, GasConn

Financial/Association Information

Poss Fincg: Conventnl

Ownshp Int: PUD

Fee Pd: Annually **Fee Amt:** \$900

Fee Includes: MaintCommon, Pool, PrkPlygrnd

Office Information

CESC04: CENTURY 21 Scheetz
LAg: 15467 : Kimberly Carpenter

OP: 317-705-2500 **OF:** 317-573-5182
Pref: 317-509-4000 **PF:**

Fdbk Email: sold@kimsellsindy.com
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:

Con1:

Poss: Negotiable

Var: N **Pager:**

Con2:

Auction Lic#:

LD: 04/18/2014 **BAC:** %3

Disc: **Disc Other:** COVEN,ONFIL

XD: 10/18/2014 **Entry Date:** 04/18/2014

Insp/Warr: Not Applicable

Dir Solicit: N **Show:** Y 04/18/14

WD: **Chg Date:** 04/18/2014