



**Residential/Condo** Media: 24 <http://www.tourfactory.com/1146464>  
**BLC#:** 21288671 RES **Status:** Active **Area:** 2911-Hamilton - Delaware **LP:** \$137,500 \*  
**9707 PINE RIDGE DR E** **Lt:** 39.9286 **Ln:** -86.0572 **Map:** North 97 East 65  
**Town:** Fishers **Twp:** Delaware **Zip:** 46038 **County:** Hamilton  
**Legal:** THE PINES **Sec:** **Lot:** 104 **School:** Hamilton Southeastern  
**Tax ID:** 291410409018000006 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** \$531  
**Subdiv:** THE PINES **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2014  
**Builder/Project/Contractor:** **Const.Stage:** **Yr Built:** 1987 **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:	830	Upper Bth:	2 0
Main:	642	Main Bth:	0 1
Approx M/U Total:	1,472	Bsmt Bth:	0 0
Basement:	0	Total:	2 1
Approx M/U & NOBSM:	1,472		
% Finished Basement:		DOM:	29
Source: Assessor		CDOM:	29

**Approx. Room Sizes/Descriptions**

	L	F	W		L	F	W		
Living:				Master:	16x11	U	C	N	
Family Rm:				2nd:	12x10	U	C	N	
Great Rm:	16x14	M	C	N	3rd:	11x10	U	C	N
Dining:	10x9	M	C	N	4th:				
Kitchen:	10x10	M	L	N					
Brkfst Rm:									
LaundryRm:	8x5	M	L	N					

**Frplc:** 1 / GreatRoom, GasLog  
**Gar:** Y / 2CATC / GROPN

**Directions**

96th St East of Allisonville to the entrance of The Pines on the north side of the road, Pine Ridge Dr. Follow to home on the left.

**Property Description**

Take a look at this great 3BR/2.5BA home in Fishers with soaring ceilings that make it feel much larger! The great room is highlighted by the angled gas frplc & soaring 2 --story ceiling. The fully equipped kit & DR are open to the GR. Spac mstr ste with nice sized bath & dbl closet. 2 add'l BR's & a bath complete the upper level. Washer/dryer stay too! Room to play in your large backyard with mature trees.! Appealing starter home with easy access to shopping & interstate. Why rent?

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

**Description**

**Life Style:** Detached **Arch Style:** TwoStory **Exterior:** Brick, Vinyl  
**Master BR:** DbISinks, FTub w/Shr **Areas:** FoyerSmall, GreatRoom, LaundryRm  
**Appl:** Dishwasher, Dryer, GrbgDispsl, MicroHood, O/RElec, Refrigratr, Washer  
**Equip:** SmokeAlarm **Porch:** PatioOpen, PorchCovrd  
**Eating Area:** FormalDR  
**Interior Amen:** WinVinyl  
**Exterior Amen:** DrvConcret  
**Condo Description:**

**Utilities**

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

**Financial/Association Information**

**Poss Fincg:** Conventnl, FHA, VA **Ownshp Int:** PUD **Fee Pd:** Annually **Fee Amt:** \$165  
**Fee Includes:** AssocHmOwn, EntryComm, 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:** Negotiable **Var:** N **Pager:**  
**Con2:** **Auction Lic#:** **LD:** 04/30/2014 **BAC:** %3.5  
**Disc:** **Disc Other:** ONFIL **XD:** 10/30/2014 **Entry Date:** 05/01/2014  
**Insp/Warr:** Not Applicable **Dir Solicit:** N **Show:** Y 05/01/14 **WD:** **Chg Date:** 05/29/2014