



Residential/Condo Media: 24 www.tourfactory.com/1238750
BLC#: 21319881 RES **Status:** Active **Area:** 2914-Hamilton - Noblesville **LP:** \$230,000
19136 Adriana CT **Lt:** 40.0661 **Ln:** -85.9762 **Map:**
Town: ▣Noblesville **Twp:** ▣Noblesville **Zip:** ▣46060 **County:** ▣Hamilton
Legal: Roudebush Woods **Sec:** **Lot:** 107 **School:** Noblesville Schools
Tax ID: ▣290728003020000013 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** ▣\$1,160
Subdiv: Roudebush Woods **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2014
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** ▣2003 **Est.Comp.Date:**

Loc:
Rooms: 11 **Bd:** 4
Floor#:
Unit Entry Level:
Levels: 2 Levels
Baths: 3
Parking:
Bas: Y/DayliteWin, Unfinished
Foundation: BsmtPrCnc

SqFt		FB	HB
Upper:	1,768	Upper Bth:	2 0
Main:	▣1,368	Main Bth:	0 1
Approx M/U Total:	3,136	Bsmt Bth:	0 0
Basement:	1,368	Total:	2 1
Approx M/U & DAYLT:	4,504		
% Finished Basement:	0-25%	DOM:	0
Source: Assessor		CDOM:	0

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	12X12	M	L	N	Master:	20X19	U	C	N
Family Rm:	21X19	M	L	N	2nd:	14X11	U	C	N
Great Rm:					3rd:	14X12	U	C	N
Dining:	12X12	M	L	N	4th:	14X11	U	C	N
Kitchen:	13X12	M	L	N	LaundryRm:	13X06	M	L	N
Brkfst Rm:	13X09	M	L	N					
BonusRoom:	20X13	U	C	N					

Bas: Y/DayliteWin, Unfinished **Frplc:** 1 / FamilyRm, GasLog
Gar: Y / 2CATC / GROPN

Directions

From 37 Go East on 191st to Roudebush Blvd - Turn Left take 1st left on Standish Left on Adriana Ct to home at end of Cul-de-sac.

Property Description

Welcome home! This 4BR/2.5BA home has room for everyone with its open floor plan, deck and fully fenced rear yard. The main level offers many spaces for you to spread out, LR, DR, a FR w/cozy frplc which opens to the kit/brkfst area. The spac mstr ste is separated from the other BR's by the multiple use bon rm. The unfinished bsmt offers loads of storage or can be finished into your dream space. Conveniently located on a cul-de-sac with easy access to SR37 & all that Noblesville has to offer

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

Description

Life Style: Detached **Arch Style:** TwoStory **Exterior:** Brick, Vinyl
Master BR: FTub w/Shr, WalkinClos **Areas:** BonusRoom, FamilyRoom, LndryRmMn
Appl: Dishwasher, Dryer, GrbgDispl, MicroHood, O/RElec, Refrigratr, Washer
Equip: SmokeAlarm, SumpPump, WtrSftnPd **Porch:** DeckMain, PorchCovrd
Eating Area: BrkfstRoom, CntrIsland, FormalDR
Interior Amen: WalkInClos, WdWkStaind, WinThermI
Exterior Amen: DrvConcret, FencePrvcy

Lot Info: Cul-De-Sac, TreesSmall

Lot Size: 100X167 **Acres:** 1/4-1/2 Acre # of Acr: 0.38

Condo Description:

Utilities

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

Financial/Association Information

Poss Fincg: Conventnl, FHA, VA **Ownshp Int:** PUD **Fee Pd:** Quarterly **Fee Amt:** \$88
Fee Includes: InsCommon, MaintCommon, PrkPlygrnd, Pool

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:** 10/10/2014 **BAC:** %3.50
Disc: **Disc Other:** COVEN,ONFIL **XD:** 04/10/2015 **Entry Date:** 10/10/2014
Insp/Warr: Not Applicable **Dir Solicit:** N **Show:** Y 10/10/14 **WD:** **Chg Date:** 10/10/2014