



Residential/Condo Media: 24 <http://www.tourfactory.com/1320782>
BLC#: 21344511 RES **Status:** Active **Area:** 2912-Hamilton - Fall Creek **LP:** \$350,000
#12347 Twyckenham Dr **Lt:** 39.9695 **Ln:** -85.9073 **Map:**
Town: Fishers **Twp:** Fall Creek **Zip:** 46037 **County:** Hamilton
Legal: South Avalon Estates **Sec:** **Lot:** 97 **School:** Hamilton Southeastern
Tax ID: #291136018034000020 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** \$1,584
Subdiv: #South Avalon Estates **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2014
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** #2007 **Est.Comp.Date:**

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

SqFt		FB	HB
Upper:	1,557	Upper Bth:	3 0
Main:	#1,652	Main Bth:	0 1
Approx M/U Total:	3,209	Bsmt Bth:	1 0
Basement:	1,652	Total:	4 1
Approx M/U & DAYLT:	4,861		
% Finished Basement:	75+%		
Source: Assessor		DOM:	23
		CDOM:	23

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W
Living:				Master:	21x17	U	C N
Family Rm:				2nd:	13x11	U	C N
Great Rm:	18x17	M	C N	3rd:	12x11	U	C N
Dining:	14x12	M	L N	4th:	15x11	B	C N
Kitchen:	15x13	M	L N	5th Bedroom:	14x13	M	C N
Brkfst Rm:	13x13	M	L N	Rec/PlayRm:	30x29	B	C N
Office:	14x13	M	L N	BonusRoom:	15x11	B	C N

Frplc: 2 / GasLog, GreatRoom, MasterBdRm
Gar: Y / 3CATC / GROPN, LDCRT

Directions

Go East on o126th From Olio to entrance of South Avalon, follow Bellingham to Eddington Place, Turn Right, then Left on Twyckenhm

Property Description

This 5BR/4.5BA hm is one that will fit the needs of many, open flr plan to the abundance of living space. Gor kit w/stnls dbl ovens , gas cktp & great cntrtop space. Flex main lvl w/off & 5th BR. Upper lvl w/lux mstr ste w/sitting area & 3 sided frplc, shwr, grdn tub & a WIC the size of a BR, 2 add'l BR's each w/access to bth. Fnshd bsmt w/ theater area, billards area, rec area, bar, bon rm & 4th BR w/bth. Great outdoor space w/paver patio & lrg side yard for kids! Convenient location!

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

Description

Life Style: Detached **Arch Style:** TradAmer, TwoStory **Exterior:** Aluminum, Vinyl
Master BR: Fireplace, FTubSepShr, GardenTub, SittingRm, WalkinClos **Areas:** Foyer2Story, GreatRoom, LndryRmMn, Office, OthrBdMain, Rec/PlayRm
Appl: CookTopGas, Dishwasher, GrbgDispsl, MicroHood, OvenBltIn, OvenDouble **Porch:** PatioOpen, PorchCovrd
Equip: SecAlrmPd, SmpPmp w/Bac, WtrPurfSys, WtrSftnPd **Eating Area:** BrkfstBar, BrkfstRoom, FormalDR
Interior Amen: ScrnCompt, WalkInClos, WdWkPaintd, WinThermI
Exterior Amen: DrvConcret, Sprkr/IrrSys

Lot Info: StormSewer, TreesSmall

Lot Size: .23 **Acres:** <1/4 Acre **# of Acr:** 0.23

Condo Description:

Utilities

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

Financial/Association Information

Poss Fincg: Conventnl, ICON **Ownshp Int:** PUD **Fee Pd:** Quarterly **Fee Amt:** \$115
Fee Includes: InsCommon, MaintCommon, PrkPlygrnd

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:** 04/02/2015 **BAC:** %3
Disc: **Disc Other:** COVEN,ONFIL **XD:** 10/02/2015 **Entry Date:** 04/03/2015
Insp/Warr: Not Applicable **Dir Solicit:** N **Show:** Y 04/03/15 **WD:** **Chg Date:** 04/25/2015