



# Kimberly Carpenter

Broker - Keller Williams Indy Metro NE  
Creating friendships, one home at a time



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10579 Madison Brooks Dr, Fishers, IN 46040  
 Prop Sub/Trans: Single Fam/Sale Media: [18](#) Status: **Active**  
 School Dist: Hamilton Southeastern Area: 2912 - Hamilton - Fall Creek BLC#: **21356220** List/MoRnt \$: \$425,000 \*  
 Subdivision: BROOKS LANDING County: Hamilton DOM/CDOM: 131/131 Year Built: 2001  
 Legal Desc: Brooks Landing New Const: No Twp: Fall Creek Section/Lot: 1/64 & 65  
 Bldr/Prjct/Cont: Tax ID: [291512201041000020](#) MultiTax ID: Solid Waste: No  
 Semi Tax: \$2,131 Tax Year Due: 2015 Tax Exempt: HmTxEx, MortTaxEx



Tax ID: <a href="#">291512201041000020</a>	MultiTax ID:	Solid Waste: No
Semi Tax: \$2,131	Tax Year Due: 2015	Tax Exempt: HmTxEx, MortTaxEx
Upper: <u>Soft</u> 1,534	Upper: <u>FB</u> 3 <u>HB</u> 0	Beds: 4
Main: 1,700	Main: 0 1	Baths: 4/1
Apprx M/U Ttl: 3,234	Bsmnt: 1 0	# Rooms: 13
Basement: 1,700	Total: 4 1	Floor #: 2 Levels
Apprx M/U & Bsmnt: 4,934		Levels: 2 Levels
% Fin Bsmnt: 75+%		Unit Entry Lvl:
Source: Assessor		

Garage: Yes, 3CarAttach, GarDrOpenr, LoadSide  
 Parking: Fireplace: 2, 2SidedFirePlace, Basement, GasLog, Hearth Room

Basement: Yes, 9ft+Ceil, Finished, DayliteWin  
 Foundation: BsmtPrCnc  
 Virtual Tour: [http://www.tourfactory.com/1345995/r\\_MIBOR](http://www.tourfactory.com/1345995/r_MIBOR)  
 Web Link: [www.10579madisonbrooksdrive.com](http://www.10579madisonbrooksdrive.com)  
 Web Link2: [www.kimsellsindy.com](http://www.kimsellsindy.com)

Recent: 10/07/2015 : DECR : \$430,000->\$425,000

### Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	18x15	Upper	Carpeting	No	2ndBedroom	14x12	Upper	Carpeting	No
3rdBedroom	12x11	Upper	Carpeting	No	4thBedroom	12x12	Upper	Carpeting	No
BreakfastRoom	17x10	Main	Vinyl	No	DiningRoom	13x12	Main	Hardwood	No
ExerciseRm	14x13	Basement	Carpeting	No	FamilyRoom	31x23	Basement	Carpeting	No
GreatRoom	18x16	Main	Carpeting	No	HearthRoom	15x12	Main	Hardwood	No
Kitchen	14x13	Main	Vinyl	No	Office	14x13	Main	Carpeting	No
Rec/PlayRm	32x13	Basement	Carpeting	No					

### Directions

104th East of Olio to Brooks Landing entrance, follow Madison Brooks Drive around curve to home on the left

### Property Description

Gorgeous 4BR/4.5BA hm located in sought after Geist n'hood of Brooks Landing. Open flr plan is hi-lighted by the priv off, for DR, GR w/2-sided frpic to hrth rm which opens to the brkfst area & Kit. Kit w/stnlss applcs, island & pantry. Upper lvl feat lux mstr ste w/nice bth & WIC, 2 BR's share a Jack/Jill bth & 4th BR has priv bath! Fnshd daylight lwr lvl w/spac rec rm, FR area, wet bar & excrcse rm. Relax on your deck or by the firepit in your nice rear yard. You won't be disappointed.

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

Room sizes are estimates. Buyer's agent commission bonus of \$1000 if contract closed by 11/30/15

### Description

Lifestyle: Detached	Arch Style: Two Story
Exterior: Brick, CompSidCmt	Porch: DeckMain
Master Bedroom: DbtSinks, FTubSepShr, WalkinClos, WhirlplTub	Areas: LndryRmMn
Appliances: CookTopEle, Dishwasher, GrbgDispsl, MicroHood, OvenBltn, Refrigratr	Eating Area: BrkfstRoom, Cntrl island, FormalDR, Pantry
Equipment: SmokeAlarm, SmpPmp w/Bac	Interior Amen: B/IBkShlv, CeilVlt, WIKl nClos, WinTherm, WdWkPaintd
Lot Info: Sidewalks, TreeMature, TreesSmall	Exterior Amen: DrvConcret, OutFpl/Pit, Sprkr/IrrSys
Lot Size: .31 acres Acres: 1/4-1/2	# of Acres: 0.31 Condo Descrip:

### Utilities/Environmental

Heating: ForcedAir	Fuel: Gas
Cooling: CeilPadFan, CentrlElec	Primary Wtr Source: MunWtrConn
Water Heater: Gas	Primary Sewage Disp: MunSwrConn
Utility Option: GasConn	Green Certificate:

### Financial/Association Information

Possible Financing: Conventnl	Fee Paid: Annually	Fee Amnt: \$650
Ownership Int: PUD		
Fee Includes: Clubhouse, InsCommon, MainCommon, Pool, ProfMgmt, RemvISnow		

### Contract/Office Information

<a href="#">KWI N05: Keller Williams Indy Metro NE</a>	OP: 317-564-7100 X: 2638	OF: 317-564-7111	Fdbk: <a href="mailto:sold@kimsellsindy.com">sold@kimsellsindy.com</a>
LAg: <a href="#">15467: Kimberly Carpenter</a>	Pref: 317-509-4000	PF: Show: 317-955-5555	Fdbk: 317-509-4000
Team: Hm: 317-509-4000	FHA Cert: Ph: 317-509-4000	Toll: Cell: 317-509-4000	VM: Dir: BAC: 3.0 %
CoAg: List Type: Exclusive Right to Sell	Ph: Fha Cert: Ph: 317-509-4000	Pref: Poss: Negotiable	Ent Dt: 05/30/2015
Con1: Con2: Disc: Not Applicable	Ph: Dir Solicit: No	Type: Var: No	Chg Dt: 10/07/2015
Insp/Warr: Not Applicable	Disc Oth: Covnts&Restrct, SalesDiscOF	LD: 05/29/2015	A/C Dt: TOM Dt:
Circumstances of Sale:	Dir Solicit: No	XD: 11/29/2015	WD: Avail Show Dt: 05/30/2015

Requested By: Kimberly S Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Wednesday, October 07, 2015 10:17 PM