



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 Family/Sale Media: [18](#) Status: **Active** BLC#: **21356220** List/MoRnt \$: \$430,000 *
 School Dist: Hamilton Southeastern Area: 2912 - Hamilton - Fall Creek DOM/CDOM: 104/104 Year Built: 2001
 Subdivision: BROOKS LANDING County: Hamilton Twp: Fall Creek Section/Lot: 1/64 & 65
 Legal Desc: Brooks Landing New Const: Lat/Long: 39.9425/-85.9042 Map: N-105 E-
 Bldr/Prjct/Cont: Tax ID: [291512201041000020](#) MultiTax ID: Solid Waste: No
 Semi Tax: \$2,131 Tax Year Due: 2015 Tax Exempt: HmTxEx, MortTaxEx



	Soft
Upper:	1,534
Main:	1,700
Apprx M/U Ttl:	3,234
Basement:	1,700
Apprx M/U & Bsmnt:	4,934
% Fin Bsmnt:	75+%
Source:	Assessor

	FB	HB
Upper:	3	0
Main:	0	1
Bsmnt:	1	0
Total:	4	1

Beds: 4
 Baths: 4/1
 # Rooms: 13
 Floor #:
 Levels: 2 Levels
 Unit Entry Lvl:

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

Basement: Yes, 9ft+Ceil, Finished, DayliteWin
 Foundation: BsmntPrCnc
 Virtual Tour: <http://www.tourfactory.com/1345995>
 Web Link: www.10579madisonbrooksdrive.com
 Web Link2: www.kimsellsindy.com



Recent: 08/28/2015 : DECR : \$440,000->\$430,000

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 frplc 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.

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, Refrigeratr	Eating Area:	BrkfstRoom, Cntrl Island, FormalDR, Pantry
Equipment:	SmokeAlarm, SmpPmp w/Bac	Interior Amen:	B/I nBkShlv, CeilVaultd, WalkInCloset, WinTherml, WdWkPaintd
Lot Info:	Sidewalks, TreeMature, TreesSmall	Exterior Amen:	DrvConcret, OutFpl/Pit, Sprkr/IrrSys
Lot Size:	.31 acres Acres: 1/4-1/2 Acre# of Acres:	0.31 Condo Descrip:	

Utilities/Environmental

Heating:	ForcedAir	Fuel:	Gas
Cooling:	CeilPadFan, CentrIElec	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, RemvlSnow				

Contract/Office Information

KW105: Keller Williams Indy Metro NE	OP:	317-564-7100 X: 2638	OF:	317-564-7111	Fdbk:	sold@kimsellsindy.com
LAgt:	15467: Kimberly Carpenter	Pref:	317-509-4000	PF:	Show: 317-955-5555	Fdbk: 317-509-4000
Team:		Hm:	317-509-4000	Toll:	Cell: 317-509-4000	VM:
CoAg:				Pref:	Dir:	BAC: 3.0 %
List Type: Exclusive Right to Sell	FHA Cert:		Poss: Negotiable	Type:	Var: No	Ent D: 05/30/2015
Con1:	Ph:		Type:	LD: 05/29/2015	XD: 11/29/2015	Chg Dt: 09/02/2015
Con2:	Ph:		Type:	XD: 11/29/2015	WD:	A/C Dt:
Disc: Not Applicable	Disc Oth: Covnts&Restrct, SalesDiscOF		Show: Yes	WD:		TOM Dt:
Insp/Warr: Not Applicable	Dir Solicit: No		Avail Show Dt: 05/30/2015			
Circumstances of Sale:						

Requested By: Kimberly S Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Thursday, September 10, 2015 09:35 AM