



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



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**sold@kimsellsindy.com**

14254 Brooks Edge Ln, Fishers, IN 46040  
 Prop Sub/Trans: Single Fam/Sale  
 School Dist: Hamilton Southeastern  
 Subdivision: TIMBERSTONE  
 Legal Desc: Timberstone  
 Bldr/Prjct/Cont:

Media: [24](#)  
 Area: 2912 - Hamilton - Fall Creek DOM/CDOM: 344/344  
 Virtual Tour: [http://www.tourfactory.com/1399509/r\\_MLBOR](http://www.tourfactory.com/1399509/r_MLBOR)  
 New Const: No  
 Stage:

Status: **Active**  
 BLC#: **21367843**  
 List/MoRnt: \$599,900  
 Year Built: 2006  
 Section/Lot: 2/42  
 Map: N-103 E-142  
 Est.Comp. Date:



Tax ID: [291512011003000020](#)  
 Semi Tax: \$3,371

MultiTax ID:  
 Tax Year Due: 2016

Solid Waste: No  
 Tax Exempt: HmTxEx, MortTxEx

	Sqft
Upper:	1,810
Main:	1,950
Apprx M/U Ttl:	3,760
Basement:	1,780
Apprx M/U & Bsmnt:	5,540
% Fin Bsmnt:	75+%
Source:	Floorpla

	FB	HB	BD
Upper:	4	0	4
Main:	0	1	0
Bsmnt:	1	0	1
Total:	5	1	5

Beds: 5  
 Baths: 5/1  
 # Rooms: 13  
 Floor #:  
 Levels: 2 Levels  
 Unit Entry Lvl:

Garage: Yes, 3CarAttach, GarDrOpenr, FinGarage, LoadCrtyd  
 Parking: Fireplace: 2, GasLog, GreatRoom, Hearth Room  
 Basement: Yes, 9ft+Ceil, Finished, DayliteWin, EgressWin  
 Foundation: BsmtPrCnc  
 Web Link: [www.kimsellsindy.com](http://www.kimsellsindy.com)  
 Web Link2: <http://www.tourfactory.com/1399509>

Recent: 07/06/2016 : DECR: \$649,000->\$599,900  
 Next OH: Public: Sun Jul 10, 1:00PM-3:00PM

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
Master Bedroom	22x16	Upper	Carpeting	No	2ndBedroom	15x15	Upper	Carpeting	No
3rdBedroom	14x13	Upper	Carpeting	No	4thBedroom	13x12	Upper	Carpeting	No
5thBedroom	15x13	Basement	Carpeting	No	BreakfastRoom	18x15	Main	Hardwood	No
DenLibrary	13x12	Main	Hardwood	No	DiningRoom	15x12	Main	Hardwood	No
FamilyRoom	41x16	Basement	Carpeting	No	GreatRoom	25x16	Main	Hardwood	No
HomeTheatr	20x14	Basement	Carpeting	No	Kitchen	18x15	Main	Hardwood	No

Directions

104th Street East of Olivo to Timberstone entrance on the right. Follow Timberstone Drive to "T" right on Hearthwood, then left on Forest Meadow and left on Brooks Edge Lane to home on the left.

Property Description

Why build when you can own this exquisite 5BR/5.5BA Geist home & move right in. The main lvl is hilited by the 2-story GR w/cust beamed ceiling, full wall of windows & gas frpic flanked by blt-ins. Open flr plan w/gour kit, high end applcs, spac brkfst area, hearth rm, walk-thru pantry, planning cntr, for DR, office & L/U. Luxurious Mstr ste w/sitting area, luxurious bth & lrg WIC. Every BR has their own bth & WIC. Step into your pub-like bsmt w/bar, theater area, frplc, 5th BR & full bth.

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

Included: Home theater projector/screen/speakers, bar microwave, bar dishwasher, invisible pet fence, homeowner has the matching chandelier for DR, they replaced and used the room as a piano room. HVAC serviced by Dial One maintenance plan.

Description

Lifestyle: Detached	Arch Style: TradAmer
Exterior: Brick, Stone	Porch: DeckMain
Master Bedroom: DblSinks, FTubSepShr, Suite, WalkinClos, WhirlpTub	Areas: GrtRm2Story, LndryRmMn
Appliances: CookTopGas, Dishwasher, GrbgDispsl, KitExhaust, Microwave, OvenBltl n, OvenCnvctn, Refrigratr	Eating Area: BrkfstRoom, CntrlIsland, FormalDR, PntryWkln
Equipment: NetworkRdy, MultPhnLin, SecAlrmPd, SmokeAlarm, SmpPmp w/Bac, TheaterEq, WetBar, WtrSftnPd	Interior Amen: AtticAcces, B/IBkShlv, CeilRsed, CeilVlt, HrdrdFloor, ScrnsComp
Lot Info: Sidewalks, StormSewer, TreeMature, TreesSmall	Exterior Amen: DrvConcret, OutFpl/Pit, Sprkr/IrrSys
Lot Size: .36 acres	Acres: 1/4-1/2 Acre # of Acres: 0.36
Condo Descrip:	

Utilities/Environmental

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

Financial/Association Information

Possible Financing: Conventnl, ICON	Fee Paid: Annually	Fee Amnt: \$930
Ownership Int: PUD		
Fee Includes: InsCommon, MainCommon, PrkPlygrnd, Pool, ProfMgmt, RemvlSnow		
Mgmt Co.: Main Street Management	Mgmt Phone:	More than 1 Assoc:

Contract/Office Information

List Type: Exclusive Right to Sell	BAC: 3.0 %	Var: No	Insp/Warr: Not Applicable	LD: 07/28/2015
Circumstances of Sale:	Disc: Not Applicable		Disc Oth: Covnts&Restrct, SalesDiscOF	Ent Dt: 07/29/2015
Show: Yes	FHA Cert: Show Dt: 07/28/2015		Poss: Negotiable	Dir Solicit: No
LOfc: <a href="#">KW1N05: Keller Williams Indy Metro NE</a>	OP: 317-564-7100 X: 2638		OF: 317-564-7111	Dir: 317-564-7111
LAg: <a href="#">15467: Kimberly Carpenter</a>	Pref: 317-509-4000		Cell: 317-509-4000	Hm: 317-509-4000
VM:	PF:		Toll:	Show: 317-955-5555
Team:	Fdbk: 317-509-4000		Fdbk: <a href="#">sold@kimsellsindy.com</a>	
CoAg: Type:			Ph:	Chg Dt: 07/06/2016
Con1: Type:			Ph:	
Con2: Type:				

