



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



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11430 War Admiral Dr, Noblesville, IN 46060
 Prop Sub/Trans: Single Fam/Sale Media: [20](#) Status: **Active**
 School Dist: Noblesville Schools Area: 2914 - Hamilton - Noblesville BLC#: **21384053** List/MoRnt \$: \$169,900
 Subdivision: WATERMAN FARMS County: Hamilton DOM/CDOM: 0/0 Year Built: 2004
 Legal Desc: ACREAGE .16, SECTION 16, Twp: Noblesville Section/Lot: /1
 Bldr/Prjct/Cont: New Const: No Stage: Map: - - Est.Comp. Date: - -

Tax ID: [29111600209000013](#) MultiTax ID: Solid Waste: Yes
 Semi Tax: \$773 Tax Year Due: 2015 Tax Exempt: HmTxEx, MortTaxEx



Soft	
Upper:	1,074
Main:	814
Aprx M/U Ttl:	1,888
Basement:	0
Aprx M/U & Bsmnt:	1,888
% Fin Bsmnt:	
Source:	Assesso

	FB	HB	BD
Upper:	2	0	3
Main:	0	1	
Bsmnt:	0	0	
Total:	2	1	3

Beds: 3
 Baths: 2/1
 # Rooms: 10
 Floor #: -
 Levels: 2 Levels
 Unit Entry Lvl: -

Garage: Yes, 2CarAttach, GarDrOpenr
 Parking: Fireplace: 0, NoFirepl
 Basement: No
 Foundation: Slab
 Virtual Tour: <http://www.tourfactory.com/1448905>
 Web Link: <http://www.11430waradmiraldrive.com>

Recent: 10/22/2015 : NEW

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
Master Bedroom	18x16	Upper	Carpeting	No	2ndBedroom	12x10	Upper	Carpeting	No
3rdBedroom	10x10	Upper	Carpeting	No	BreakfastRoom	09x06	Main	Laminated/HVNO	
GreatRoom	18x16	Main	Laminated/HVNO		Kitchen	13x11	Main	Laminated/HVNO	
Loft	16x10	Upper	Carpeting	No					

Directions

From SR 37 & SR 238 (Southeastern Parkway). Go East to the entrance of Waterman Farms. Turn South on Watson. Turn Right on War Admiral. House is on the Right.

Property Description

Welcome to this nice 3BR/2.5BA home on a private/fenced yard in Waterman Farms. You will be greeted by the soaring 2-story entry & the updated dark-wide planked engineered hardwoods and then drawn in by the soothing color pallet. Spacious GR that opens to the kit/breakfast area & then out to the patio overlooking the private yard. The upper lvl features a large master suite w/garden tub/shower combo & WIC, 2 add'l bedrooms, bath & loft for another living space. Great value, come take a look

Description

Lifestyle: Detached Arch Style: TradAmer
 Exterior: Brick, Vinyl Porch: PatioOpen, PorchCovrd
 Master Bedroom: FTubSepShr, GardenTub Areas: Foyer2Story, LndryRmMn
 Appliances: Dishwasher, GrbgDispsl, MicroHood, Eating Area: BrkfstRoom
 O/RElec, Refrigratr
 Equipment: SmokeAlarm, WtrSftnPd, Not Applicable Interior Amen: AtticAcces, WinTherm
 Lot Info: Sidewalks, StrtLights, TreesSmall Exterior Amen: DrvConcret, FenceFullR
 Lot Size: .16 acres Acres: <1/4 Acre # of Acres: 0.16 Condo Descrip:

Utilities/Environmental

Heating: HeatPump Fuel: Electric, Gas
 Cooling: HeatPump Primary Wtr Source: MunWtrConn
 Water Heater: Electric Primary Sewage Disp: MunSwrConn
 Utility Option: CableConn, HighSpdAvl

Green CertificateNo

Financial/Association Information

Possible Financing: Conventnl, ICON, FHA, VA Fee Paid: Annually Fee Amnt: \$300
 Ownership Int: MandFee
 Fee Includes: AssocBldr, MainCommon, ProfMgmt
 Mgmt Co.:

Mgmt Phone: More than 1 Assoc: No

Contract/Office Information

List Type: Exclusive Right to Sell BAC: 3.0 % Var: No Insp/Warr: Not Applicable LD: 10/22/2015
 Circumstances of Sale: Disc: Not Applicable Disc Oth: Covnts&Restrct, SalesDiscOF, None Ent D: 10/22/2015
 Show: Yes FHA Cert: Yes Show Dt: 10/22/2015 Poss: Negotiable Dir Solicit: No A/C Dt: -
 LOfc: [KW1N05: Keller Williams Indy Metro NE](#) OP: 317-564-7100 X: OF: 317-564-7111 Dir: XD: 04/22/2016
 LAg: [15467: Kimberly S Carpenter](#) Pref: 317-509-4000 Cell: 317-509-4000 Hm: 317-509-4000 TOM Dt: -
 VM: PF: Toll: Show: 317-955-5555 WD: -
 Team: Fdbk: 317-509-4000 Fdbk: sold@kimsellsindy.com
 CoAg: [17847: Cynthia Marchant](#) Pref: -
 Con1: Type: Ph: -
 Con2: Type: Ph: - Chg Dt: 10/22/2015

Requested By: Kimberly S Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Thursday, October 22, 2015 07:24 PM