



**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 \$: \$164,900 \*  
 Subdivision: WATERMAN FARMS County: Hamilton DOM/CDOM: 49/49 Year Built: 2004  
 Legal Desc: ACREAGE .16, SECTION 16, Twp: Noblesville Section/Lot: /1  
 Bldr/Prjct/Cont: New Const: No Stage: Est.Comp. Date: - -

Tax ID: [291116002090000013](#) MultiTax ID: Solid Waste: Yes  
 Semi Tax: \$773 Tax Year Due: 2015 Tax Exempt: HmTxEx, MortTaxEx



	Sqft
Upper:	1,074
Main:	814
Apprx M/U Ttl:	1,888
Basement:	0
Apprx 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/r\\_MIBOR](http://www.tourfactory.com/1448905/r_MIBOR)  
 Web Link: <http://www.11430waradmiraldrive.com>

Recent: 12/10/2015 : DECR : \$169,900->\$164,900

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, O/RElec, Refrigtrtr	Eating Area:	BrkfstRoom
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	Show Dt:	10/22/2015	Disc Oth:	Covnts&Restrct, SalesDiscOF, None	Ent D:	10/22/2015
Show:	Yes	FHA Cert:	Yes	OP:	317-564-7100 X:	Poss:	Negotiable Dir Solicit: No	A/C Dt:	
LOfc:	<a href="#">KWI N05: Keller Williams Indy Metro NE</a>	Pref:	317-509-4000	Cell:	317-509-4000	OF:	317-564-7111 Dir:	XD:	04/22/2016
LAGt:	<a href="#">15467: Kimberly S Carpenter</a>			Hm:	317-509-4000	Show:	317-955-5555	TOM Dt:	
VM:		PF:		Toll:		WD:			
Team:		Fdbk:	317-509-4000	Fdbk:	<a href="mailto:sold@kimsellsindy.com">sold@kimsellsindy.com</a>				
CoAgt:	<a href="#">17847: Cynthia Marchant</a>	Pref:		Ph:		Chg Dt:	12/10/2015		
Con1:		Type:		Ph:					
Con2:		Type:							

Requested By: Kimberly S Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Thursday, December 10, 2015 02:26 PM