



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



Office: 317-564-7100
 Cell: 317-509-4000
 Fax: 317-564-7111

sold@kimsellsindy.com

9885 W RIVER OAK Ln, Fishers, IN 46038
 Prop Sub/Trans: Single Fam/Sale Media: [20](#)
 School Dist: Hamilton Southeastern Area: 2911 - Hamilton - Delaware
 Subdivision: THE PINES County: Hamilton
 Legal Desc: THE PINES Acreage .14 Sec
 Bldr/Prjct/Cont: New Const: No

Status: **Active**
 BLC#: **21379217**
 DOM/CDOM: 0/0
 Twp: Delaware
 Lat/Long: 39.9301/-86.0582
 Stage:

List/MoRnt \$: \$149,000
 Year Built: 1989
 Section/Lot: 2/57
 Map: N-98 E-
 Est.Comp. Date:

Tax ID: [291410411001000006](#) MultiTax ID:
 Semi Tax: \$579 Tax Year Due: 2015

Solid Waste: No
 Tax Exempt: HmTxEx, MortTaxEx



	SAFT
Upper:	663
Main:	641
Apprx M/U Ttl:	1,304
Basement:	0
Apprx M/U & Bsmnt:	1,304
% Fin Bsmnt:	
Source:	Assessor

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

Beds: 3
 Baths: 2/1
 # Rooms: 6
 Floor #:
 Levels: 2 Levels
 Unit Entry Lvl:

Garage: Yes, 2CarAttach, GarDrOpen
 Parking: Fireplace: 1, GreatRoom, MasonryFP, WoodBurn
 Basement: No
 Foundation: Slab
 Virtual Tour: http://www.tourfactory.com/1433275/r_MIBOR
 Web Link: <http://www.9885riveroaklanewest.com>
 Web Link2: <http://www.kimsellsindy.com>

Recent: 10/02/2015 : NEW

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	16x12	Upper	Carpeting	No	2ndBedroom	12x11	Upper	Carpeting	No
3rdBedroom	12x10	Upper	Carpeting	No	DiningRoom	10x9	Main	Laminated	No
GreatRoom	17x15	Main	Laminated	No	Kitchen	13x9	Main	Tile-Ceramic	No

Directions

East on 96th Street from Allisonville Rd to Left on Pine Ridge East Dr to Right on River Oak Lane, home on the right.

Property Description

If you are looking for 3BR/2.5BA hm in the southern edge of Fishers, look no further than this great home. Located in The Pines off 96th, you have interstates, restaurants & shopping at your fingertips. This home has a new kit, complete with stainless steel applcs, updt'd baths with new vanities, sinks & faucets, brand new laminate flrs thru-out the main lvl, new carpet upstairs, new water heater, freshly painted deck & fence. The soaring 2-story GR w/cozy frplc makes the home feel much larger

Description

Lifestyle: Detached Arch Style: TradAmer, Two Story
 Exterior: Brick, Vinyl DeckMain, PorchCovrd
 Master Bedroom: DbISinks, FTub w/Shr, Suite Areas: Foyer2Story, LndryCloset
 Appliances: Dishwasher, Dryer, GrbgDispsl, MicroHood, Eating Area: FormalDR, EatInKitch, Pantry
 Equipment: SmokeAlarm Interior Amen: B/IBkShlv, CeilRsed, HrdrdFloor, WinTherm, WdWkPaintd
 Lot Info: Sidewalks, Suburban, TreesSmall Exterior Amen: DrvConcret, FenceFullR, FencePrvcy
 Lot Size: 140x102 Irr Acres: < 1/4 Acre # of Acres: 0.14 Condo Descrip:

Utilities/Environmental

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

Green Certificate: No

Financial/Association Information

Possible Financing: Conventnl, I CON, FHA, VA Fee Paid: Annually Fee Amnt: \$150
 Ownership Int: PUD
 Fee Includes: EntryComm, InsCommon, MainCommon, RemvISnow

Contract/Office Information

[KWIN05: Keller Williams Indy Metro NE](#) OP: 317-564-7100 X: 2638 OF: 317-564-7111 Fdbk: sold@kimsellsindy.com
 LAgt: [15467: Kimberly S 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:
 CoAgt: Dir: Dir: 317-509-4000 BAC: 3.5 %
 List Type: Exclusive Right to Sell FHA Cert: Ph: Ph: Type: Negotiable Var: No Ent D: 10/02/2015
 Con1: Ph: Type: LD: 10/02/2015 A/C Dt: 10/02/2015
 Con2: Ph: Type: XD: 04/02/2016 TOM Dt:
 Disc: Not Applicable Dir Solicit: No Show: Yes WD:
 Insp/Warr: Not Applicable Avail Show Dt: 10/02/2015
 Circumstances of Sale:

Requested By: Kimberly S Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Friday, October 02, 2015 11:41 AM