



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



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9643 Trail Dr, Avon, IN 46123
 Prop Sub/Trans: Single Fam/Sale
 School Dist: Avon Community
 Subdivision: AVON TRAILS
 Legal Desc: Avon Trails
 Bldr/Prjct/Cont:

Media: [21](#)
 Area: 3204 - Hendricks - WashingtDOM/CDOM:
 County: Hendricks
 New Const: No
 Status: **Active**
 BLC#: **21385733**
 Twp: Washington
 Stage:

List/MoRnt \$: \$170,000
 Year Built: 2001
 Section/Lot: 4C/175
 Map: N-80 E-960
 Est.Comp. Date:

Tax ID: [320906242018000022](#) MultiTax ID:
 Semi Tax: \$720 Tax Year Due: 2015
 Solid Waste: No
 Tax Exempt: HmTxExNotR
 MrTxExNotR,
 None



	Soft
Upper:	1,524
Main:	986
Apprx M/U Ttl:	2,510
Basement:	0
Apprx M/U & Bsmnt:	2,510
% Fin Bsmnt:	
Source:	Apprais

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

Beds: 3
 Baths: 2/1
 # Rooms: 9
 Floor #:
 Levels: 2 Levels
 Unit Entry Lvl:

Garage: Yes, 2CarAttach, FinGarage
 Parking: 2 Fireplace: 0, NoFirepl
 Basement: No
 Foundation: Slab
 Virtual Tour: <http://www.tourfactory.com/1448384>
 Web Link: <http://www.9643traildrive.com>
 Web Link2: <http://www.kimsellsindy.com>

Recent: 11/03/2015 : NEW

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	15x13	Upper	Carpeting	No	2ndBedroom	15x10	Upper	Carpeting	No
3rdBedroom	15x10	Upper	Carpeting	No	DiningRoom	15x10	Main	Carpeting	No
FamilyRoom	20x20	Main	Hardwood	No	GreatRoom	21x20	Main	Carpeting	No
Kitchen	11x11	Main	Vinyl	No	Loft	16x11	Upper	Carpeting	No

Directions

CR 100N (10th Street) West of CR 1050E to Avon Trails entrance. Turn South on Comb Run to Hollowood. Turn left to Helm. Turn right on Helm and follow to Trail Drive. Home on left in culdesac.

Property Description

If you are looking for a ready to move into home, look no further than this 3BR/2.5BA home. Located on a large, private lot in Avon Trails, this home has a lot to offer, new carpet, newer HVAC, new garage door & newer applcs. Main lvl features an open flr plan w/a nice sized GR that opens to the DR, kitchen & spacious FR. Nice sized mstr ste w/WIC, garden tub & sep shwr along with 2 addt'l bedrooms, bath & loft complete the upper level. Come & take a look today, you won't be disappointed.

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

Seller has built in a laundry room in the garage, this can be easily removed and laundry moved back into the home to allow for more parking space in the garage. The alarm contract can be taken over if buyer is interested for \$49.99/month

Description

Lifestyle: Detached Arch Style: TradAmer
 Exterior: Brick, Vinyl Porch: DeckMain, PorchCovrd
 Master Bedroom: FTubSepShr, GardenTub, WalkinClos Areas: FoyerLarge
 Appliances: Dishwasher, Dryer, MicroHood, O/REtec, Eating Area: BrkfstBar, FormalDR, Pantry
 Refrigeratr, Washer
 Equipment: SecAlrmPd, SmokeAlarm Interior Amen: CeilRsed
 Lot Info: Cul-De-Sac, Sidewalks, StormSewer, Exterior Amen: DrvConcret
 TreesSmall
 Lot Size: 100x132 Acres: 1/4-1/2 Acre# of Acres: 0.31 Condo Descrip:

Utilities/Environmental

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

Green CertificateNo

Financial/Association Information

Possible Financing: Conventnl, FHA, VA Fee Paid: Annually Fee Amnt: \$150
 Ownership Int: PUD
 Fee Includes: AssocHmOwn, InsCommon

Contract/Office Information

List Type: Exclusive Right to Sell BAC: 3.5 % Var: No Insp/Warr: WarrBldr LD: 11/03/2015
 Circumstances of Sale: Disc: Not Applicable Disc Oth: Covnts&Restrct, SalesDiscOF Ent D: 11/03/2015
 Show: Yes FHA Cert: Yes Show Dt: 11/03/2015 Poss: Negotiable Dir Solicit: No A/C Dt:
 LOfc: [KWIND05: Keller Williams Indy Metro NE](#) OP: 317-564-7100 X: OF: 317-564-7111 Dir: XD: 05/03/2016
 LAgt: [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:
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 CoAgt: Pref: Ph: Chg Dt: 11/03/2015
 Con1: Type: Ph:
 Con2: Type: