



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

12099 Limestone Dr, Fishers, IN 46038
 Prop Sub/Trans: Single Fam/Sale Media: 24 Status: **Active**
 School Dist: Hamilton Southeastern Area: 2912 - Hamilton - Fall Creek BLC#: **21393268** List/MoRnt \$: \$247,000
 Subdivision: SANDSTONE LAKES County: Hamilton DOM/CDOM: 0/0 Year Built: 2000
 Legal Desc: SANDSTONE LAKES Twp: Fall Creek Section/Lot: 2/92
 Bldr/Prjct/Cont: ESTRIDGE New Const: No Stage: Map: N-120 E-115
 Est.Comp. Date:

Tax ID: 291134004007000020 MultiTax ID: Solid Waste: Yes
 Semi Tax: \$1,216 Tax Year Due: 2015 Tax Exempt: HmTxEx, MortTxEx



	Sqft
Upper:	1,390
Main:	1,236
Apprx M/U Ttl:	2,626
Basement:	0
Apprx M/U & Bsmnt:	2,626
% Fin Bsmnt:	
Source:	Assesso

	FB	HB	BD
Upper:	2	0	5
Main:	0	1	0
Bsmnt:	0	0	0
Total:	2	1	5

Beds: 5
 Baths: 2/1
 # Rooms: 12
 Floor #:
 Levels: 2 Levels
 Unit Entry Lvl:

Garage: Yes, 2CarAttach
 Parking: No
 Basement: No
 Foundation: Slab
 Virtual Tour: <http://www.tourfactory.com/1482544>
 Fireplace: 1, FamilyRm, WoodBurn



Recent: 01/14/2016 : NEW

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
Master Bedroom	16x15	Upper	Carpeting	Yes	2ndBedroom	12x11	Upper	Carpeting	Yes
3rdBedroom	12x10	Upper	Carpeting	Yes	4thBedroom	11x10	Upper	Carpeting	Yes
5thBedroom	15x11	Upper	Laminated	Yes	BreakfastRoom	11x9	Main	Laminated	Yes
DiningRoom	13x11	Main	Carpeting	Yes	FamilyRoom	18x16	Main	Carpeting	Yes
Kitchen	13x13	Main	Laminated	Yes	LaundryRm	8x6	Main	Laminated	No
LivingRoom	15x13	Main	Laminated	Yes					

Directions

116TH EAST OF I69/37 TO SANDSTONE ENTRANCE ON NORTH SIDE OF 116TH. TURN LEFT INTO NEIGHBORHOOD - THEN LEFT INTO SANDSTONE LAKES (COBBLESTONE). FOLLOW COBBLESTONE TO LIMESTONE DR - TURN RIGHT ONTO LIMESTONE

Property Description

Outstanding Fishers home - Updated 5 BDR home, with newer carpet and laminate. Relax on 20x12 screened porch or on 900 sq ft paver patio w/Firepit with lots of privacy. Unwind inside with wood burning FP in Great Room or spend time entertaining in formal DR and Living Rm. Kitchen updated with lovely granite and backsplash in 2015 along with brand new A/C. 5th bedroom could be great office/den . Great neighborhood, HSE schools, near parks and shopping

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

24 hr Notice for Showings if possible Garage shelving/storage and all kitchen appliances and garage refrig are not included ** All inquiries, offers , etc - please contact co-agent Tim Houterloot 317-997-0165 or thouterloot@kw.com

Description

Lifestyle: Detached Arch Style: TradAmer
 Exterior: Vinyl Porch: PatioScrnd, PorchCovrd
 Master Bedroom: DBISinks, FullShrStl, GardenTub, WalkInClos Areas: Foyer2Story, LndryRmMn
 Appliances: None Eating Area: BrkfstBar, FormalDR, EatInKitch, PntryWkIn
 Equipment: SmokeAlarm Interior Amen: AtticAcces, B/IBkShlv, CeilCath, CeilRsed, WIKInClos, WinTherm
 Lot Info: Irregular, Sidewalks, TreesSmall Exterior Amen: DrvConcret
 Lot Size: 73x158 Acres: 1/4-1/2 Acre# of Acres: 0.28 Condo Descrip:

Utilities/Environmental

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

Financial/Association Information

Possible Financing: Conventnl, ICON, FHA, VA Fee Paid: Annually Fee Amnt: \$275
 Ownership Int: MandFee
 Fee Includes: AssocHmOwn, EntryComm, InsCommon, MainCommon, PrkPlygrnd, RemvISnow
 Mgmt Co.: Mgmt Phone: More than 1 Assoc: No

Contract/Office Information

List Type: Exclusive Right to Sell BAC: 3 % Var: Yes Insp/Warr: Not Applicable LD: 01/14/2016
 Circumstances of Sale: Disc: Not Applicable Disc Oth: SalesDiscMedia Ent D: 01/14/2016
 Show: Yes FHA Cert: Show Dt: 01/14/2016 Poss: Negotiable Dir Solicit: No A/C Dt:
 LOfc: [KWIN05: Keller Williams Indy Metro NE](#) OP: 317-564-7100 X: OF: 317-564-7111 Dir: XD: 08/01/2016
 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:
 Team: Fdbk: 317-509-4000 Fdbk: thouterloot@kw.com
 CoAgt: [34719: Tim S Houterloot](#) Pref: 317-997-0165 Ph: Chg Dt: 01/14/2016
 Con1: Tim Houterloot Type: Ph:
 Con2: Type: Ph: