



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

144 Thistle Wood Dr, Greenfield, IN 46140
 Prop Sub/Trans: Single Fam/Sale Media: [21](#) Status: **Active**
 School Dist: Greenfield-Central CommuArea: 3005 - Hancock - Center BLC#: **21407333** List/MoRnt \$: \$137,900
 Subdivision: SAWMILL County: Hancock DOM/CDOM: 1/1 Year Built: 2009
 Legal Desc: Sawmill II Twp: Center Section/Lot: 5/510
 Bldr/Prjct/Cont: Westport Homes New Const: No Stage: Completed Map: N-25 W-50
 Est.Comp. Date:

Tax ID: [30063670651000009](#) MultiTax ID: Solid Waste: No
 Semi Tax: \$560 Tax Year Due: 2015 Tax Exempt: HmTxEx

	<u>Sqft</u>
Upper:	700
Main:	900
Apprx M/U Ttl:	1,600
Basement:	0
Apprx M/U & Bsmnt:	1,600
% Fin Bsmnt:	
Source:	Floorpla

	<u>FB</u>	<u>HB</u>	<u>BD</u>
Upper:	2	0	3
Main:	0	1	0
Bsmnt:	0	0	0
Total:	2	1	3

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



Garage: Yes, 2CarAttach
 Parking:
 Basement: No
 Foundation: Slab
 Virtual Tour: <http://www.tourfactory.com/1532585>
 Web Link: <http://www.144ThistleWoodDrive.com/>
 Web Link2: <http://www.WeSellIndyTeam.com/>

Recent: 03/31/2016 : NEW

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
Master Bedroom	14x10	Upper	Carpeting	No	2ndBedroom	11x10	Upper	Carpeting	No
3rdBedroom	10x10	Upper	Carpeting	No	BreakfastRoom	15x9	Main	Vinyl	No
GreatRoom	18x14	Main	Carpeting	No	Kitchen	15x12	Main	Vinyl	No

Directions

Head east on US40 from Cumberland/Indianapolis. Turn left on Stonemason Drive. Turn left on Rambling Road. Turn right on Thistle Wood Drive to home on left.

Property Description

Why build when you can own this one owner move-in ready 3BR/2.5BA home? Blinds included, neutral colors and fresh carpeting throughout home. Main floor features kitchen with breakfast room, large great room and half bath. Second level features master suite with walk-in closet and master bath as well as two additional bedrooms and another full bath. Great established lot with a tree line in rear to provide privacy from neighbors and features an over-sized concrete patio on the rear of the home.

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

Preliminary title work ordered through Enterprise Title.

Description

Lifestyle: Detached Arch Style: TradAmer
 Exterior: Brick, Vinyl Porch: PatioOpen
 Master Bedroom: FTub w/Shr, WalkinClos FoyerSmall, LndryCloset
 Appliances: Dishwasher, Dryer, GrbgDispsl, KitExhaust, Eating Area: BrkfstRoom, Pantry
 O/RElec, Refrigratr, Washer
 Equipment: SmokeAlarm Interior Amen: WklnClos, ScrnsComp, WinMetal, WdWkPaintd
 Lot Info: TreesSmall Exterior Amen: DrvConcret, PoolCommu
 Lot Size: 60x121 Acres: 1/4-1/2 Acre # of Acres: 0.21 Condo Descrip:

Utilities/Environmental

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

Financial/Association Information

Possible Financing: Conventnl, ICON, FHA, VA Fee Paid: Annually Fee Amnt: \$340
 Ownership Int: PUD
 Fee Includes: InsCommon, MainCommon, Pool
 Mgmt Co.: Ardsley Management Corp Mgmt Phone: 317-253-1401 More than 1 Assoc: No

Contract/Office Information

List Type: Exclusive Right to Sell BAC: 3.0% % Var: No Insp/Warr: General LD: 03/30/2016
 Circumstances of Sale: None Disc: Not Applicable Disc Oth: Defects/NN, SalesDiscOF Ent D: 03/31/2016
 Show: Yes FHA Cert: No Show Dt: 03/30/2016 Poss: Negotiable Dir Solicit: No A/C Dt:
 LOfc: [KWI N05: Keller Williams Indy Metro NE](#) OP: 317-564-7100 X: OF: 317-564-7111 Dir: XD: 09/30/2016
 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 Ph: Chg Dt: 03/31/2016
 CoAg: Pref:
 Con1: Type: Ph:
 Con2: Type: Ph:

Requested By: Kimberly S Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Thursday, March 31, 2016 10:12 AM