



**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**

12971 Pennington Rd, Fishers, IN 46037  
 Prop Sub/Trans: Single Fam/Sale Media: [23](#) Status: **Active**  
 School Dist: Hamilton Southeastern Area: 2912 - Hamilton - Fall Creek DOM/CDOM: BLC#: **21415659** List/MoRnt \$: \$400,000  
 Subdivision: SAXONY Virtual Tour: <http://www.tourfactory.com/1560043> Year Built: 2014  
 Legal Desc: SAXONY, PHASE 5, LOT 168 Stage: Section/Lot: /168  
 Bldr/Prjct/Cont: David Weekley Homes New Const: No Est.Comp. Date: - -

Tax ID: [291126039002000020](#) MultiTax ID: Solid Waste: No  
 Semi Tax: \$2,082 Tax Year Due: 2016 Tax Exempt: HmTxEx, MortTaxEx



	Sqft
Upper:	1,386
Main:	1,556
Apprx M/U Ttl:	2,942
Basement:	1,069
Apprx M/U & Bsmnt:	4,011
% Fin Bsmnt:	75+%
Source:	Assesso

	FB	HB	BD
Upper:	3	0	4
Main:	0	1	0
Bsmnt:	1	0	0
Total:	4	1	4

Beds: 4  
 Baths: 4/1  
 # Rooms: 11  
 Floor #: -  
 Levels: 2 Levels  
 Unit Entry Lvl: -

Garage: Yes, 3CarAttach, GarDrOpenr, FinGarage, LoadRear  
 Parking: Fireplace: 1, GasLog, GreatRoom  
 Basement: Yes, 9ft+Ceil, Finished, DayliteWin  
 Foundation: BsmntPrCnc  
 Web Link: <http://www.12971PenningtonRoad.com/>  
 Web Link2: <http://www.WeSellIndyTeam.com/>



Recent: 05/05/2016 : NEW

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
Master Bedroom	19x14	Upper	Carpeting	No	2ndBedroom	13x11	Upper	Carpeting	No
3rdBedroom	12x11	Upper	Carpeting	No	4thBedroom	12x11	Upper	Carpeting	No
BreakfastRoom	12x10	Main	Laminated	No	DiningRoom	13x12	Main	Laminated	No
GreatRoom	18x16	Main	Laminated	No	HomeTheatr	20x18	Basement	Carpeting	No
Kitchen	15x13	Main	Laminated	No	Rec/PlayRm	19x18	Basement	Carpeting	No
SunRoom	19x11	Main	Laminated	No					

Directions

From I-69, take exit 210. Keep right and merge onto Southeastern Pkwy. At the traffic circle, take the 1st exit onto Olio Rd. Turn Right onto E. 131st. Turn left on Pennington Rd and follow to home.

Property Description

No detail has been missed in this amazing 4BR/4.5BA hm, from the upscale finishes to the abundance of natural light, you will want to call it home. Open flr plan w/an inviting GR w/gas frpic & built-ins which opens to the gorgeous kit w/vast granite island, stnls appls, brkfst area, sunrm, mudrm, LR/DR, & off. Mstr ste w/lux bth, WIC & priv deck w/porch swing, 3 addt'l BR's, one w/priv bth. Fnshd bsmt with fully equipped theater, rec rm & full bth. Relaxing covered porch & paver patio too.

Description

Lifestyle: Detached Arch Style: Shotgun, TradAmer  
 Exterior: Brick, CompSidCmt Porch: Balcony, PatioCovrd  
 Master Bedroom: Balcony, DbISinks, FTubSepShr, GardenTub, WalkinClos Areas: FormalLvRm  
 Appliances: Dishwasher, GrbgDispsl, Microwave, O/RGAS Eating Area: BrkfstBar, BrkfstRoom, CntrlIsland, FormalDR  
 Equipment: CarbMnSnsr, NetworkRdy, SmokeAlarm, SumpPump, WtrSftnPd Interior Amen: B/I BkShlv, CeilRsed, CeilTray, ScrnsComp, WinVinyl  
 Lot Info: Sidewalks, StrtLights, TreesSmall Exterior Amen: DrvConcret, PoolCommu, Sprkr/IrrSys  
 Lot Size: 0.16 Acres Acres: <1/4 Acre # of Acres: 0.16 Condo Descrip:

Utilities/Environmental

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

Financial/Association Information

Possible Financing: Conventnl, ICON Fee Paid: Annually Fee Amnt: \$540  
 Ownership Int: MandFee, PUD  
 Fee Includes: Clubhouse, EntryComm, PrkPlygrnd, Pool, ProfMgmt  
 Mgmt Co.: Community Association Mgmt Phone: 317-875-5600 More than 1 Assoc: No

Contract/Office Information

List Type: Exclusive Right to Sell BAC: 3.0% % Var: No Insp/Warr: WarrBldr LD: 05/05/2016  
 Circumstances of Sale: Disc: Not Applicable Disc Oth: Covnts&Restrct, Rules&Regs, SalesrDiscNR Ent D: 05/05/2016  
 Show: Yes FHA Cert: No Show Dt: 05/05/2016 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: 11/05/2016  
 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: [sold@kimsellsindy.com](mailto:sold@kimsellsindy.com) Ph: Chg Dt: 05/05/2016  
 CoAgt: Pref:  
 Con1: Type:  
 Con2: Type: