



13887 Ambria Drive, McCordsville, IN 46055
 Prop Sub/Trans: Single Fam/Sale Media: [26](#) Status: **Active** BLC#: **21575068** List/MoRnt \$: \$425,000*
 School Dist: Hamilton Southeastern Area: 2912 - Hamilton - Fall CreekDOM/CDOM: 23/23 Year Built: 2016
 Subdivision: AMBRIA Virtual Tour: http://www.tourfactory.com/2015670/r_MIBOR Section/Lot: 2/76
 Legal Desc: ACREAGE .26, SECTION 12, Interactive VT: New Const: No Stage: Est.Comp. Date:



Tax ID: [291512048042000020](#) MultiTax ID: Solid Waste: Yes
 Semi Tax: \$1,037 Tax Year Due: 2017 Tax Exempt: HmTxEx, MortTxEx

	Sqft	FB	HB	BD	RM	Bed:	
Upper:	1,603	2	0	4	5	5	
Main:	1,907	1	1	1	6	Baths: 3/1	
Apprx M/U Ttl:	3,510	3	1	5	11	# Rooms: 11	
Basement:	1,253	Bsmt:	0	0	0	Floor #:	
Apprx M/U & Bsmnt:	4,763	Total:	3	1	5	11	Levels: 2 Levels
% Fin Bsmnt:	0-25%					Unit Entry Lvl:	
Source:	Builder						

Garage: Yes, 4+CarAttch, GarDrOpenr, LoadSide
 Parking: Fireplace: 1, GasLog, GreatRoom
 Basement: Yes, 9ft+Ceil, Partial, PlumbRough
 Foundation: BsmtPrCnc
 Web Link: <http://www.13887AmbriaDrive.com/>
 Web Link2: <http://www.wesellindyteam.com/>

Recent: 07/13/2018 : DECR : \$430,000->\$425,000

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
MasterBedroom	20x16	Upper	Carpeting	No	Bedroom2nd	17x10	Upper	Carpeting	No
Bedroom 3rd	12x12	Upper	Carpeting	No	Bedroom4th	12x12	Upper	Carpeting	No
Bedroom5th	11x10	Main	Carpeting	No	BonusRoom	13x12	Main	Carpeting	No
BreakfastRoom	17x9	Main	Hardwood	No	DiningRoom	17x12	Main	Hardwood	No
GreatRoom	21x20	Main	Hardwood	No	Kitchen	17x13	Main	Hardwood	No
LaundryRm	8x6	Upper	Vinyl	No					

Directions: I-69 to 116th St exit. Head east on 116th St to Olio Rd. Turn right (south) on Olio Road. Turn left into Ambria just south of 104th Str on Ambria Drive to home on right.

Property Description: This 5BR/3.5BA model-like hm is better than new with it's manicured lawn & upgrd landscaping. As you enter the 2-story entry, the open floor plan pulls you into the gour kit w/dbl ovens, stnls applcs, gas cooktop & lrg island open to the brkfst area & amazing 2 story GR highlighted by the floor to ceiling stone frpic & lots of windows, washing the spaces with natural light. The main lvl is completed by the bon rm (great for a playrm) and 5th BR w/priv bth. The open stairway leads you to the mstr ste featuring a vaulted ceiling, lrg W/I shwr & WIC. 3 addt'l BR's, hall bth & laundry. Many upgrades including hrdwd flrs & lighting. Relaxing new deck added ovrlkng the backyard. Unfnshd bsmt awaits your touches. You will want to call it home!

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information
 Exclude washer, dryer, refrigerator and playset

Condo Type:		Description	
Property Attached?	Detached	Condo Descrip:	
Lifestyle:		Common Walls:	
Exterior:	Brick, CompSidCmt	Arch Style:	Two Story
Master Bedroom:	ClosWaikin, SinksDbl	Porch:	DeckMain, PorchCovrd
Appliances:	CookTopGas, Dishwasher, GrbgDispsl, MicroHood, OvenDouble	Areas:	GrtRm2Story, LndryRmUp
Equipment:	SmokeAlarm, SumpPump	Eating Area:	BrkfstRoom, FormalDR, KitUpdated, Pantry
Lot Info:	TreesSmall	Interior Amen:	CeilVlt, WIKInClos, FloorHrdwd, ScrnsComp, WdWkPaintd
Lot Size:	11,326 Acres: .25-.49 Acre	Exterior Amen:	DrvConcret, Sprkr/IrrSys
		# of Acres:	0.26

Utilities/Environmental		Green Certificate No	
Heating:	ForcedAir	Fuel:	Gas
Cooling:	CentrIElec	Primary Wtr Source:	MunWtrConn
Water Heater:	Gas	Primary Sewage Disp:	MunSwrConn
Utility Option:	CableAvail, GasConn, HighSpdAvl		

Financial/Association Information		Fee Paid:		Fee Amnt:	
Possible Financing:	Conventnl, ICON, VA	Quarterly		\$145	
Ownership Int:	MandFee				
Fee Includes:	EntryComm, InsCommon, MainCommon, PrkPlygrnd, ProfMgmt, RemvISnow				
Mgmt Co.:	Kirkpatrick Management	Mgmt Phone:	317-594-5720	More than 1 Assoc:	No

Contract/Office Information		Mgmt Phone:		More than 1 Assoc:	
List Type:	Exclusive Right to Sell	BAC:	3.0 %	Var:	No
Circumstances of Sale:	None	Disc:	Not Applicable	Insp/Warr:	WarrBlDr
Show:	Yes	Show Dt:	06/21/2018	Disc Oth:	SalesDiscMedia
LOfc:	EXPL01: eXp Realty, LLC	OP:	812-734-6048	Poss:	Negotiable
LAgt:	15467: Kimberly S. Carpenter	Pref:	317-509-4000	Dir Solicit:	No
VM:				OF:	Dir:
				Cell:	317-509-4000
				Hm:	317-509-4000
				Show:	317-955-5555
Team:		Fdbk:	317-509-4000	Fdbk:	sold@kimsellsindy.com
Circumstances re: Sale:	-				Chg Dt: 07/13/2018