

**5658 Mahogany Drive, Noblesville, IN 46062**

Prop Sub/Trans: <b>Single Fam/Sale</b>	Media: <a href="#">50</a>	Status: <b>Active</b>	List/MoRnt \$: <b>\$425,000*</b>
School Dist: <a href="#">Noblesville Schools</a>	Area: <b>2914 - Hamilton - Noblesville</b>	BLC#: <b>21779064</b>	Year Built: <b>2019</b>
Subdivision: <b>WOOD HOLLOW</b>	Virtual Tour: <a href="http://www.tourfactory.com/2861638/r_MIBOR">http://www.tourfactory.com/2861638/r_MIBOR</a>	DOM/CDOM: <b>6/6</b>	Section/Lot: <b>/31</b>
Legal Desc: <b>ACREAGE .34, SECTION 9, T</b>	Interactive VT: <a href="https://my.matterport.com/show/?m=CUjDGxUGQtX">https://my.matterport.com/show/?m=CUjDGxUGQtX</a>		
Bldr/Prjct/Cont: <b>Pulte</b>	New Const: <b>No</b>	Stage:	Est.Comp. Date:



Tax ID: <a href="#">291009008031000013</a>	MultiTax ID:	Solid Waste: <b>No</b>
Semi Tax: <b>\$4,422</b>	Tax Year Due: <b>2020</b>	Tax Exempt:

	Sqft	FB	HB	BD	RM	
Upper:	<b>1,746</b>	<b>2</b>	<b>0</b>	<b>4</b>	<b>5</b>	Beds: <b>4</b>
Main:	<b>1,578</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>4</b>	Baths: <b>2/1</b>
Apprx M/U Ttl:	<b>3,324</b>	<b>2</b>	<b>1</b>	<b>4</b>	<b>9</b>	# Rooms: <b>9</b>
Basement:	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	Floor #: <b></b>
Apprx M/U & Bsmnt:	<b>3,324</b>	<b>2</b>	<b>1</b>	<b>4</b>	<b>9</b>	Levels: <b>2 Levels</b>
% Fin Bsmnt:						Unit Entry Lvl:
Garage:	<b>650</b>					
Source:	<b>Assessor</b>					

Garage: **Yes, Attached, GarageDoorOpener, KeylessEntry**  
 Garage Spaces: **3** Fireplace: **1, GasLog, GreatRoom**  
 Basement: **No**  
 Foundation: **Slab**  
 Web Link: <https://www.kimsellsindy.com>

Recent: **04/28/2021 : DECR : \$440,000->\$425,000**

Room Information					Room Information				
Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	14x15	Upper	Carpeting	No	Bedroom 2nd	13x11	Upper	Carpeting	No
Bedroom 3rd	13x11	Upper	Carpeting	No	Bedroom 4th	12x11	Upper	Carpeting	No
Dining Room	16x11	Main	Vinyl Hardwood	No	Great Room	18x16	Main	Carpeting	No
Kitchen	12x16	Main	Vinyl Hardwood	No	LaundryRm	9x6	Main	Vinyl Hardwood	No
Living Room	15x11	Main	Carpeting	No	Loft	12x11	Upper	Carpeting	No
Office	9x5	Main	Vinyl Hardwood	No					

Directions

**5658 Mahogany Drive , Noblesville Woods Hollow**

Property Description

Thinking about building but don't want to wait, look no further than this like new 4BR/2.5BA hm in Wood Hollow. This home has barely been lived in, some rooms have never had furniture in them. Decorated in the latest shades of gray, you won't need to do anything, just move right in. The main lvl features an office, GR w/lots of windows & a stacked stone gas frplc, this opens to the dining area & gourmet kit w/gray cabinets, quartz c-tops, gas cktop, blt-in mwave & oven, stains fridge, extra large WI pantry, study nook & locker area. Mstr is located on the upper lvl w/a view of the pond, lux WI shower, dbl vanity & WIC. There are 3 add'l BR's, LU & a spac bon rm that complete the upper lvl. Enjoy your covered patio ovlkn the pond!

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

**Overlapping showings allowed All appliances included.**

Description

Condo Type:	Condo Descrp:	
Property Attached YN: <b>Detached</b>	Common Walls:	
Lifestyle:	Arch Style:	<b>TraditonalAmerican</b>
Exterior:	Porch:	<b>PatioOpen, PorchCovered</b>
Master Bedroom:	Areas:	<b>Laundry Room Main Level</b>
Appliances:	Eating Area:	<b>Dining/KitchenCombo</b>
	Kitchen Features:	<b>Breakfast Bar</b>
Equipment:	Interior Amen:	<b>AtticAcces, CeilingTray, WalkInCloset, ScreensComplete, WindowsThermal, WoodWorkPainted</b>
Lot Info:	Exterior Amen:	<b>DrivewayConcrete</b>
Lot Size:	# of Acres:	<b>0.34</b>
Pet Deposit:	Smoking:	

Utilities/Environmental

Heating:	<b>ForcedAir</b>	Fuel:	<b>Gas</b>
Cooling:	<b>Central Electric</b>	Primary Wtr Source:	<b>Municipal Water Connected</b>
Water Heater:	<b>Electric</b>	Primary Sewage Disp:	<b>Municipal Sewer Connected</b>
Utility Option:			Green Certificate: <b>No</b>

Financial/Association Information

Possible Financing:	<b>Conventional, InsuredConventional, FHA, VA</b>	Fee Paid:	<b>Annually</b>	Fee Amnt:	<b>\$620</b>
Ownership Int:	<b>MandFee</b>	HOA Disclsr:	<b>Covenants &amp; Restrictions</b>		
Fee Includes:	<b>AssociationBuilderControls</b>				
Mgmt Co.:	<b>Community Management Services</b>	Mgmt Phone:	<b>317-559-2885</b>	More than 1 Assoc:	<b>No</b>

Contract/Office Information

List Type: <b>Exclusive Right to Sell</b>	BAC: <b>3.0 %</b>	Var: <b>No</b>	Insp/Warr: <b>WarrantyBuilders</b>	LD: <b>04/23/2021</b>
Circumstances of Sale:	Disc: <b>Not Applicable</b>		Disc Oth: <b>Defects/None Noted, Seller's Disclosure Supplements</b>	Ent D: <b>04/23/2021</b>
Show: <b>Yes</b>	Show Dt: <b>04/23/2021</b>	Poss: <b>Negotiable</b>	Dir Solicit: <b>No</b>	A/C Dt: <b></b>
LOfc: <a href="#">TRBL01: Trueblood Real Estate</a>	OP: <b>(317) 288-5148</b>	OF: <b></b>	Dir: <b>(317) 509-4000</b>	XD: <b>10/23/2021</b>
LAg: <a href="#">15467: Kimberly Carpenter</a>	Pref: <b></b>	Cell: <b></b>	Hm: <b>(317) 509-4000</b>	TOM Dt: <b></b>
VM: <b></b>	PF: <b></b>	Toll: <b></b>	Show: <b>317-955-5555</b>	WD: <b></b>
Team: <b></b>	Fdbk: <b>317-509-4000</b>	Fdbk: <a href="mailto:sold@kimsellsindy.com">sold@kimsellsindy.com</a>		Chg Dt: <b>04/28/2021</b>
				Closed: <b></b>

