

**9952 Waterside Drive, Noblesville, IN 46060-5645**

Prop Sub/Trans: <b>Single Fam/Sale</b>	Media: <a href="#">34</a>	Status: <b>Active</b>	BLC#: <b>21784607</b>	List/MoRnt \$: <b>\$200,000</b>
School Dist: <a href="#">Noblesville Schools</a>	Area: <b>2914 - Hamilton - Noblesville</b>	DOM/CDOM: <b>1/1</b>	Year Built: <b>1995</b>	Section/Lot: <b>/7</b>
Subdivision: <b>WATERSIDE</b>	Virtual Tour: <a href="http://www.tourfactory.com/267068">http://www.tourfactory.com/267068</a>			
Legal Desc: <b>Waterside Northlake Lot 7</b>	Interactive VT:			
Bldr/Prjct/Cont:	New Const: <b>No</b>	Stage:		Est.Comp. Date:



Tax ID: <a href="#">290732001038000013</a>	MultiTax ID:	Solid Waste: <b>No</b>
Semi Tax: <b>\$613</b>	Tax Year Due: <b>2020</b>	Tax Exempt: <b>Homestead MortgageTax</b>

	Sqft	FB	HB	BD	RM	
Upper:	<b>660</b>	<b>1</b>	<b>0</b>	<b>3</b>	<b>4</b>	Beds: <b>3</b>
Main:	<b>560</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>3</b>	Baths: <b>1/1</b>
Apprx M/U Ttl:	<b>1,220</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>7</b>	# Rooms: <b>7</b>
Basement:	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	Floor #: <b></b>
Apprx M/U & Bsmt:	<b>1,220</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>7</b>	Levels: <b>2 Levels</b>
% Fin Bsmt:						Unit Entry Lvl:
Source: <b>Assessor</b>						

Garage: **Yes, Attached, GarageDoorOpener**  
 Garage Spaces: **2** Fireplace: **1, GreatRoom, WoodBurning**  
 Basement: **No**  
 Foundation: **Slab**  
 Web Link: <https://www.kimsellsindy.com>

 Recent: **05/14/2021 : NEW**

## Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
Master Bedroom	13x11	Upper	Carpeting	No	Bedroom 2nd	11x10	Upper	Carpeting	No
Bedroom 3rd	13x9	Upper	Carpeting	No	Dining Room	11x9	Main	Laminate	No
Great Room	19x12	Main	Laminate	No	Kitchen	11x8	Main	Tile-Ceramic	No
LaundryRm	6x5	Upper	Vinyl	No					

## Directions

Take I69 North to IN 37N. Continue North turn East onto 186th Street. Turn Left onto Fountain View Dr. Turn Left onto Waterside Dr. Home will be on the Left side.

## Property Description

You have found the needle in a haystack, a 3BR/1.5BA home in Noblesville for \$200K. Open floor plan with a soaring/vaulted great room with cozy wood-burning fireplace that is open to the dining area and fully equipped kitchen, there is also a 1/2 bath right off the garage. The upstairs features a nice sized master that opens to the full bath, 2 additional bedrooms and laundry with washer and dryer included. Great deck overlooking the private fenced yard. Great neighborhood with park/playground and close to shopping and downtown Noblesville. Come for a look, you will want to call it home!

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

No showings until open house on Saturday 5/15 1-4pm. All offers to be received by 8pm 5/16 and responses will be giving by Noon on Monday 5/17.

## Description

Condo Type:	Condo Descrip:
Property Attached YN: <b>Detached</b>	Common Walls:
Lifestyle:	Arch Style: <b>TraditonalAmerican</b>
Exterior: <b>Vinyl</b>	Porch: <b>DeckMain</b>
Master Bedroom: <b>ClosetWalkin, TubFull w/Shower</b>	Areas: <b>Laundry Room Upstairs</b>
Appliances: <b>Dishwasher, Dryer, GrbgDispsl, O/RElec, Refrigratr, Washer</b>	Eating Area: <b>Dining/KitchenCombo</b>
Equipment: <b>SmokeAlarm</b>	Kitchen Features: <b>Pantry</b>
Lot Info: <b>TreeMature</b>	Interior Amen: <b>AtticAcces, WalkInCloset</b>
Lot Size: <b>50X100</b>	Exterior Amen: <b>DrivewayConcrete, FenceFullRear</b>
Pet Deposit:	# of Acres: <b>0.11</b>
	Smoking:

## Utilities/Environmental

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

## Financial/Association Information

Possible Financing: <b>Conventional, InsuredConventional, FHA, VA</b>	Fee Paid: <b>SemiAnnual</b>	Fee Amnt: <b>\$188</b>
Ownership Int: <b>MandFee</b>	HOA Disclsr: <b>Covenants &amp; Restrictions</b>	
Fee Includes: <b>EntranceCommon, MaintenanceCommonArea, ParkPlayground</b>		
Mgmt Co.: <b>Atlantis Realty</b>	Mgmt Phone: <b>800-276-8940</b>	More than 1 Assoc:

## Contract/Office Information

List Type: <b>Exclusive Right to Sell</b>	BAC: <b>3.0 %</b>	Var: <b>No</b>	Insp/Warr: <b>Not Applicable</b>	LD: <b>05/14/2021</b>
Circumstances of Sale:	Disc: <b>Not Applicable</b>		Disc Oth: <b>Seller's Disclosure Supplements</b>	Ent D: <b>05/14/2021</b>
Show: <b>No</b>	Show Dt: <b>05/15/2021</b>		AtClosing	A/C Dt: <b></b>
LOfc: <a href="#">TRBL01: Trueblood Real Estate</a>	OP: <b>(317) 288-5148 X:</b>		Dir: <b>No</b>	XD: <b>11/14/2021</b>
LAgt: <a href="#">15467: Kimberly Carpenter</a>	Pref:		Hm: <b>(317) 509-4000</b>	TOM Dt: <b></b>
VM: <b></b>	PF: <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>05/14/2021</b>
				Closed: <b></b>

Requested By: Kimberly Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Friday, May 14, 2021 05:36 PM

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