

9952 Waterside Drive, Noblesville, IN 46060-5645

Prop Sub/Trans: Single Fam/Sale	Media: 34	Status: Incomplete	List/MoRnt \$: \$200,000
School Dist: Noblesville Schools	Area: 2914 - Hamilton - Noblesville	BLC#: 21784607	Year Built: 1995
Subdivision: WATERSIDE	Virtual Tour: http://www.tourfactory.com/267068	DOM/CDOM: 0/0	Section/Lot: /7
Legal Desc: Waterside Northlake Lot 7	Interactive VT:		
Bldr/Prjct/Cont:	New Const: No	Stage:	Est.Comp. Date:



Tax ID: 290732001038000013	MultiTax ID:	Solid Waste: No
Semi Tax: \$613	Tax Year Due: 2020	Tax Exempt: Homestead MortgageTax

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

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

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
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 & Commission Disclosures & 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.

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

Utilities/Environmental

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

Financial/Association Information

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

Contract/Office Information

List Type: Exclusive Right to Sell	BAC: 3.0 %	Var: No	Insp/Warr: Not Applicable	LD: 05/14/2021
Circumstances of Sale:	Disc: Not Applicable		Disc Oth: Seller's Disclosure Supplements	Ent D:
Show: No	Show Dt: 05/15/2021		Poss: AtClosing	A/C Dt:
LOfc: TRBL01: Trueblood Real Estate	OP: (317) 288-5148 X		Dir Solicit: No	XD: 11/14/2021
LAGt: 15467: Kimberly Carpenter	Pref:		Hm: (317) 509-4000	TOM Dt:
VM:	PF:		Show: 317-955-5555	WD:
Team:	Fdbk: 317-509-4000		Fdbk: sold@kimsellsindy.com	Chg Dt: 05/13/2021
				Closed:

Requested By: Kimberly Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Thursday, May 13, 2021 08:51 PM

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