

10305 ALTO Court, Noblesville, IN 46060

Prop Sub/Trans: **Single Fam/Sale** Media: **56** Status: **Active** BLC#: **21804114** List/MoRnt \$: **\$360,000**
 School Dist: **Noblesville Schools** Area: **2914 - Hamilton - Noblesville** DOM/CDOM: **1/1** Year Built: **2003**
 Subdivision: **ARBOR GROVE** Virtual Tour: **<http://www.tourfactory.com/2903831>** Interactive VT: **<https://my.matterport.com/show/?m=KdGcLVkSyvf>** Section/Lot: **/1**
 Legal Desc: **ARBOR GROVE Acreage .20** New Const: **No** Stage: Est.Comp. Date: Date Ava:



Tax ID: **291108007001000013**
Semi Tax: **\$1,711**

MultiTax ID: Tax Year Due: **2020**

Solid Waste: **No**
Tax Exempt: **Homestead MortgageTax**

	Sqft
Upper:	2,006
Main:	1,529
Apprx M/U Ttl:	3,535
Basement:	0
Apprx M/U & Bsmt:	3,535
% Fin Bsmt:	
Source:	Assessor

	FB	HB	BD	RM
Upper:	3	0	5	5
Main:	0	1	0	5
M/U Ttl:	3	1	5	10
Bsmt:	0	0	0	0
Total:	3	1	5	10

Beds: **5**
 Baths: **3/1**
 # Rooms: **10**
 Floor #: Levels: **2 Levels**
 Unit Entry Lvl:

Garage: **Yes, Attached, GarageDoorOpener** Fireplace: **1, GasLog, GreatRoom**
 Garage Spaces: **2**
 Basement: **No**
 Foundation: **Slab**
 Web Link: **<https://www.kimsellsindy.comarbor>**
 Web Link2: **<https://www.arborgevehoa.org/>**

Recent: **08/06/2021 : NEW**
 Next OH: **Public: Sat Aug 7, 1:00PM-3:00PM**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmtnt	Room Type	Dimensions	Level	Floors	Window Trtmtnt
Master Bedroom	19x14	Upper	EngineeredHardv	Yes	Bedroom 2nd	13x12	Upper	EngineeredHardv	Yes
Bedroom 3rd	13x12	Upper	EngineeredHardv	Yes	Bedroom 4th	14x13	Upper	EngineeredHardv	Yes
Bedroom 5th	13x13	Upper	EngineeredHardv	Yes	Dining Room	16x12	Main	EngineeredHardv	Yes
Great Room	18x16	Main	EngineeredHardv	Yes	Kitchen	19x16	Main	EngineeredHardv	Yes
Living Room	19x13	Main	EngineeredHardv	Yes	Office	11x11	Main	EngineeredHardv	No

Directions

From highway 37 turn east onto Greenfield Avenue, turn north into Arbor Grove subdivision, immediate right onto Alto Court and home is on your right

Property Description

Beautifully updated 5BR/3.5BA home in Arbor Grove. Situated on a great lot with a neighborhood common area to one side & no one behind you. The seller has made many updates to the home from gleaming hardwoods & granite countertops to the privacy fence, see list in supplements. The main lvl features a formal LR, formal DR, updated kitchen with granite tops, pantry & center island. There is also a GR with cozy gas frplc & a private office. The master ste is located on the upper level & has a spac sitting area that could be a workout area or nursery. 4 addtl BR's, full bath and laundry complete the upper level. Enjoy quiet evenings on your patio overlooking your privacy fenced yard. Close to interstate & shopping. Why not call it home?

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

Showings begin at 9am Saturday 8/7/2021 and will end at 5pm Sunday 8/8/2021 with all offers to be received by 8pm 8/8. Seller will respond by Noon Monday 8/9/2021 See Attachment for improvements, large painting up high in entry to stay. Seller prefers a 9/17 close date with possession delivered at closing. 3rd bay of garage currently has no door and is used for storage, a garage door could be added. Home was originally a model home

Description

Condo Type: Condo Descrip: Common Walls: Arch Style: **TraditonalAmerican**
 Property Attached YN: **Detached** Porch: **PatioOpen, PorchOpen**
 Lifestyle: Exterior: **Brick, Vinyl** Areas: **Foyer Small, Living Room Formal, Laundry Room Upstairs**
 Master Bedroom: **ClosetWalkin** Eating Area: **BreakfastRoom, DiningRoomFormal**
 Appliances: **Dishwasher, Garbage Disposal, Microwave, Oven/Range-Gas, Refrigerator, Separate Freezer**
 Equipment: **SmokeAlarm, WaterSoftenerPaid** Kitchen Features: **Center Island, Pantry**
 Lot Info: **Sidewalks, TreeMature, TreesSmall** Interior Amen: **AtticAcces, WalkInCloset, HardwoodFloors, ScreensSome, WindowsThermal, WoodWorkPainted**
 Lot Size: **86x102** Acres: **<.25 Acre** Exterior Amen: **FencePrivacy, StoragShed, Sprinkler/IrrigationSys**
 Pet Deposit: Refundable: # of Acres: **0.20** Smoking:

Utilities/Environmental

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

Financial/Association Information

Possible Financing: **Conventional, InsuredConventional, FHA, VA** Fee Paid: **Annually** Fee Amnt: **\$350**
 Ownership Int: **MandFee** HOA Disclsr: **Covenants & Restrictions**
 Fee Includes: **InsuranceCommonArea, MaintenanceCommonArea, Pool**
 Mgmt Co.: **Arbor Grove HOA** Mgmt Phone: **000-000-0000** More than 1 Assoc:

Contract/Office Information

List Type: **Exclusive Right to Sell** BAC: **3.0 %** Var: **Yes** Insp/Warr: **Not Applicable** Listed: **08/06/2021**
 Circumstances of Sale: Disc: **Not Applicable** Disc Oth: **Seller's Disclosure Supplements** Entered: **08/06/2021**
 Show: **Yes** Show Dt: **08/06/2021** Poss: **Negotiable** Dir Solicit: **No** TOM Dt:
 LOFc: **TRBL01: Trueblood Real Estate** OP: **(317) 288-5148 X:** OF: Dir: WD:
 LAgt: **15467: Kimberly Carpenter** Pref: Cell: Show: **317-955-5555** XD: **02/06/2022**
 Team: Fdbk: **317-509-4000** Fdbk: **sold@kimsellsindy.com**
 SAgt: Pref: Seller Pd Pts: Change: **08/06/2021**

