



13355 NOTTINGHAM Road, Fishers, IN 46038

Prop Sub/Trans: **Single Fam/Sale**
 School Dist: **Hamilton Southeastern**
 Subdivision: **COTTINGHAM ESTATES**
 Legal Desc: **ACREAGE .00, SECTION 30,**
 Bldr/Prjct/Cont:

Media: **47**
 Area: **2911 - Hamilton - Delaware**
 Virtual Tour: <https://www.tourfactory.com/2910292>
 Interactive VT: <https://youtu.be/b9NdfVKnLk>
 New Const: **No**

Status: **Active**
 BLC#: **21808957**
 DOM/CDOM: **1/1**
 Stage:

List/MoRnt \$: **\$250,000**
 Year Built: **1976**
 Section/Lot: **/87**
 Est.Comp. Date:
 Date Ava:



Tax ID: **29113010201000006**
 Semi Tax: **\$1,048**

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

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

	Sqft
Upper:	0
Main:	1,620
Apprx M/U Ttl:	1,620
Basement:	0
Apprx M/U & Bsmt:	1,620
% Fin Bsmt:	
Source:	Assessor

	FB	HB	BD	RM
Upper:	0	0	0	0
Main:	2	0	3	8
M/U Ttl:	2	0	3	8
Bsmt:	0	0	0	0
Total:	2	0	3	8

Beds: **3**
 Baths: **2/0**
 # Rooms: **8**
 Floor #: **1 Level**
 Levels: **1 Level**
 Unit Entry Lvl:

Garage: **Yes, Attached, GarageDoorOpener**
 Garage Spaces: **2** Fireplace: **1, FamilyRoom, GasLog**
 Basement: **No**
 Foundation: **Crawl**
 Web Link: <http://www.wesellindyteam.com/>

Recent: **08/26/2021 : NEW**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	15x12	Main	Carpeting	Yes	Bedroom 2nd	12x12	Main	Carpeting	Yes
Bedroom 3rd	12x12	Main	Carpeting	Yes	Dining Room	13x09	Main	Laminate	Yes
Family Room	20x13	Main	Laminate	Yes	Kitchen	12x09	Main	Laminate	Yes
LaundryRm	07x06	Main	Laminate	Yes	Living Room	16x14	Main	Laminate	Yes

Directions

SR37 to 131st Street. Head west on 131st Street. Turn right on Nottingham Road to home on left.

Property Description

Move-in ready 3BR / 2BA ranch in convenient Fishers location just off Nickel Plate trail and near downtown Fishers. Enter the home to find nice laminate floors in the entry and living room. Head to the back of the home to find a bright kitchen with painted cabinets, and newer countertops. Dining room overlooks the family room featuring ceiling beams, built-in bookshelves and a gas fireplace with stone surround. Head to the other side of the home to find two nicely sized bedrooms, a full bath and a master suite with updated bath. A 700 sf concrete patio overlooks the spacious half acre backyard with 2 mini barns and mature trees. Updates include: Roof - 20, Dishwasher - 21, Water Heater - 15, Furnace - 11, Refrigerator - 17, Sump Pump - 17

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

Please direct all questions and offers to co-agent, Josh Carpenter 317-402-9111 / josh@wesellindyteam.com. Buyer WILL NOT review offers prior to 8AM on Monday. All offers due by 8AM Monday 8/30 with a response time of 5PM Monday 8/30. Please write offers accordingly. Showings begin Friday 8/27 at 12 Noon and end Sunday 8/29 at 3PM. Exclude garage refrigerator, washer, dryer.

Description

Condo Type: **Detached** Condo Descrip:
 Property Attached YN: **Detached** Common Walls:
 Lifestyle: **Stone, Vinyl** Arch Style: **Ranch, TraditionalAmerican**
 Exterior: **Stone, Vinyl** Porch: **PatioOpen, PorchCovered**
 Master Bedroom: **Stone, Vinyl** Areas: **Foyer Small, Living Room Formal, Laundry Room Main Level**
 Appliances: **Dishwasher, Garbage Disposal, Oven/Range-Electric, Refrigerator** Eating Area: **Dining/KitchenCombo**
 Equipment: **SmokeAlarm, SumpPump, WaterSoftenerPaid** Kitchen Features: **Breakfast Bar, Kitchen Some Updates**
 Lot Info: **Curbs, TreeMature** Interior Amen: **BuiltInBookShelves, CeilingVaulted, WindowsVinyl, WoodWorkPainted**
 Lot Size: **200X110** Acres: **.5-.99 Acre** Exterior Amen: **BarnMini, DrivewayConcrete, StoragShed**
 Pet Deposit: **Refundable:** # of Acres: **0.55**
 Smoking:

Utilities/Environmental

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

Financial/Association Information

Possible Financing: **Conventional, InsuredConventional, FHA, VA** Fee Paid: **Annually** Fee Amnt: **\$70**
 Ownership Int: **MandFee** HOA Discsr:
 Fee Includes: **AssociationHomeOwners, EntranceCommon** Mgmt Phone: - More than 1 Assoc:
 Mgmt Co.: **Self Managed**

Contract/Office Information

List Type: **Exclusive Right to Sell** BAC: **3.0 %** Var: **No** Insp/Warr: **General** Listed: **08/26/2021**
 Circumstances of Sale: **Not Applicable** Disc Oth: **Seller's Disclosure Supplements** Entered: **08/26/2021**
 Show: **Yes** Show Dt: **08/26/2021** Poss: **Negotiable** Dir Solicit: **No** TOM Dt:
 LOfc: **TRBL01: Trueblood Real Estate** OP: **(317) 288-5148 X:** OF: **317-955-5555** Dir: **WD:**
 LAgt: **15467: Kimberly Carpenter** Pref: **317-509-4000** Cell: **317-955-5555** Show: **317-955-5555** Show: **317-955-5555** XD: **02/26/2022**
 Team: **37042 : Joshua Carpenter** Fdbk: **sold@kimsellsindy.com** Change: **08/26/2021**
 CoAgt: **37042 : Joshua Carpenter** Seller Pd Pts:
 SAGt: :

Requested By: Joshua Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Thursday, August 26, 2021 05:56 AM

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