



832 Crossbridge Court, Avon, IN 46123

Prop Sub/Trans: **Single Fam/Sale** Media: **37** Status: **Active** BLC#: **21811902** List/MoRnt \$: **\$170,000**
 School Dist: **Avon Community** Area: **3204 - Hendricks - Washington** DOM/CDOM: **2/2** Year Built: **1979**
 Schools: **Avon High, Avon West Middle, Pine Tree Elementary** Virtual Tour: **<https://www.tourfactory.com/2915703>** Section/Lot: **1/22**
 Subdivision: **PRESTWICK GLEN** Interactive VT: **<https://my.matterport.com/show/?m=bcnhhp1F7r7>** Est.Comp. Date:
 Legal Desc: **PRESTWICK GLEN PHASE R-L** New Const: **No** Stage: Date Ava:



Tax ID: **32100947001000022** MultiTax ID: Solid Waste: **No**
 Semi Tax: **\$604** Tax Year Due: **2020** Tax Exempt: **Homestead MortgageTax**

	Sqft
Upper:	0
Main:	1,145
Apprx M/U Ttl:	1,145
Basement:	0
Apprx M/U & Bsmnt:	1,145
% Fin Bsmnt:	
Source:	Assessor

	FB	HB	BD	RM
Upper:	0	0	0	0
Main:	1	1	2	6
M/U Ttl:	1	1	2	6
Bsmnt:	0	0	0	0
Total:	1	1	2	6

Beds: **2**
 Baths: **1/1**
 # Rooms: **6**
 Floor #: **1 Level**
 Levels: **1 Level**
 Unit Entry Lvl:

Garage: **Yes, Attached, GarageDoorOpener, FinishedGarage, GuestParkingPremises**
 Garage Spaces: **1** Fireplace: **1, GreatRoom, WoodBurning**
 Basement: **No**
 Foundation: **Slab**
 Web Link: **<http://www.wesellindyteam.com/>**
 Web Link2: **[https://www.chicagotitleindy.com/CTRSIndianapolisMetro/media/CCRs/P-2/Prestwick-Glen-\(Hendricks\).pdf](https://www.chicagotitleindy.com/CTRSIndianapolisMetro/media/CCRs/P-2/Prestwick-Glen-(Hendricks).pdf)**

Recent: **09/09/2021 : 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	12x10	Main	Carpeting	Yes
Dining Room	11x10	Main	Carpeting	Yes	Great Room	19x13	Main	Carpeting	Yes
Kitchen	16x08	Main	Vinyl	Yes	LaundryRm	06x03	Main	Vinyl	No

Directions

465 to Rockville Rd exit. Head west on Rockville Rd. Turn left on Dan Jones Rd. Turn right on E CR 100 S. Turn right on Ridgehill Way. Turn left on Crossbridge Road. Right on Crossbridge Court to home on left.

Property Description

If you're looking a great small home in Avon, look no further. This 2BR / 1.5BA has a great room with vaulted ceiling and fireplace. Large master bedroom has walk-in closet and attached half bath. 2nd bedroom is also nicely sized and has full bath just outside its door. Laundry closet is conveniently located just outside the bedrooms. Kitchen comes with all appliances and dining room open to living room. Outside you have a covered patio & a small privacy fenced back yard. The one car attached garage has extra room for storage plus and additional storage shed. Come take a look today!

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

Please direct all offers and questions to co-agent, Josh Carpenter 317-402-9111 / josh@wesellindyteam.com. Seller cannot close prior to 10/13/21. Please allow 24 hour response time on all offers.

Description

Condo Type:	Condo Descrip:
Property Attached YN: Detached	Common Walls:
Lifestyle:	Arch Style: Ranch, TraditonalAmerican
Exterior: Vinyl	Porch: PatioCovered, PorchCovered
Master Bedroom: TubFull w/Shower	Areas: Bed Other Main, Foyer Small, Great Room - 2 Story, Laundry Closet
Appliances: Dishwasher, Garbage Disposal, Microwave, Oven/Range-Electric, Refrigerator	Eating Area: BreakfastRoom, Dining/GreatRoomCombo
Equipment: SmokeAlarm, Programmable Thermostat	Kitchen Features: Kitchen Galley
Lot Info: Corner, Cul-De-Sac, OnGolfCourse	Interior Amen: AtticPullDownStairs, CeilingVaulted, WalkInCloset, WindowsVinyl, WoodWorkPainted
Lot Size: 48x100 Acres: <.25 Acre	Exterior Amen: DrivewayAsphalt, DrivewayConcrete, FenceFullRear, StoragShed
Pet Deposit:	# of Acres: 0.11
	Smoking:

Utilities/Environmental

Heating: ForcedAir	Fuel: Electric	Green Certificate: No
Cooling: Central Electric	Primary Wtr Source: Municipal Water Connected	
Water Heater: Electric	Primary Sewage Disp: Municipal Sewer Connected	
Utility Option: Cable Connected, High Speed Internet Available		

Financial/Association Information

Possible Financing: Conventional, InsuredConventional, FHA, VA	Fee Paid: Annually	Fee Amnt: \$554
Ownership Int: MandFee	HOA Disclsr: Covenants & Restrictions	
Fee Includes: AssociationHomeOwners, EntranceCommon, InsuranceCommonArea, MaintenanceCommonArea, SnowRemoval, TrashRemoval		
Mgmt Co.: H&H Management	Mgmt Phone: 317-272-5688	More than 1 Assoc: Yes

Contract/Office Information

List Type: Exclusive Right to Sell	BAC: 3.0 %	Var: Yes	Insp/Warr: General	Listed: 09/08/2021
Circumstances of Sale:	Disc: Not Applicable		Disc Oth: Seller's Disclosure Supplements	Entered: 09/09/2021
Show: Yes	Show Dt: 09/08/2021		Poss: Negotiable	TOM Dt:
LOfc: TRBL01: Trueblood Real Estate	OP: (317) 288-5148 X:		OF: Dir Solicit: No	WD:
LAgt: 15467: Kimberly Carpenter	Pref:		Cell: Show: 317-955-5555	XD: 03/08/2022
Team:	Fdbk: 317-509-4000		Fdbk: sold@kimsellsindy.com	Change: 09/09/2021
CoAgt: 37042 : Joshua Carpenter	Pref:			PD:
SAgt: :	Pref:		Seller Pd Pts:	

Requested By: Kimberly Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Thursday, September 09, 2021 02:20 PM

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