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|---------------|-------------------|----------------------|-----------------------|-----------------------|
| Active | 3 Beds | 2/1 Baths | 1,540 SqFt | Built 2014 |
|---------------|-------------------|----------------------|-----------------------|-----------------------|

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|-------------------|-------------------|-------------------|------------|
| Listing ID: | 21977079 | List Price: | \$269,700 |
| Property Type: | Residential | Orig. List Price: | \$269,700 |
| Subtype: | Townhouse | List Date: | 05/07/2024 |
| Transaction Type: | For Sale | DOM/CDOM: | 1/1 |
| Subdivision: | Avalon Of Fishers | County: | Hamilton |

Directions

GPS Friendly

Public Remarks

Maintenance free living in a great location, minutes to HSE schools. Exit 210 and Hamilton Town Center are a short 5 minute drive from this move in ready townhome. The main level kitchen and family room feature beautiful hardwood floors. Updated kitchen features granite counters, staggered cabinets, SS appliances and recessed lighting. Upstairs features THREE bedrooms. Primary bedroom is spacious and includes a walk-in closet & full bath. There is a large deck off of the family room for relaxing outdoors. The front entry and foyer feature stairs with iron spindles. Updated laundry area and mudroom off the entrance from the 2-car garage below. Many recent updates including carpet, interior paint, water heater, added custom mudroom added cabinetry and shelving in the laundry room, installed ceiling fans in all bedrooms, replaced living room light. Avalon has walking trails, biking trails, playground, sand volleyball, basketball courts, tennis courts, a lap pool, a sports pool, and a kiddie pool.

Private Remarks

Items that are excluded in sale include Curtains and Curtain Rods in Living Room and 3 Bedrooms, Wall Coat Rack/Shelf in Staircase, Living Room wall mounted TV and TV mount, Wall Art/Pictures/Clocks/Mirrors. NOTE: Washer/Dryer is negotiable with an acceptable sales price.

Listing Details

| | | | | |
|---------------------|---|----|----|----|
| Area: | 2912 - Hamilton - Fall Creek | | | |
| Legal Desc: | Acreage .03, Section 25, Township 18, Range 5, Avalon Of Fishers Townhomes, Section 1G, Lot 172 | | | |
| Section/Lot Number: | 1G/172 | | | |
| Beds: | 3 | | | |
| Baths: | 2/1 | | | |
| # Rooms: | 7 | | | |
| Floor #: | 1 | | | |
| Levels: | Multi-Level | | | |
| Unit Entry Lvl: | 1 | | | |
| Rooms/Level | FB | HB | BD | RM |
| Upper | 2 | 0 | 3 | 3 |
| Main | 0 | 1 | 0 | 3 |
| M/U Ttl | 2 | 1 | 3 | 6 |
| Basement | 0 | 0 | 0 | 1 |
| Total | 2 | 1 | 3 | 7 |

| | |
|----------------------------------|---------------------------------|
| School Dist: | Hamilton Southeastern Schools |
| Elementary School: | Thorpe Creek Elementary |
| Intermediate School: | |
| Middle School: | Hamilton SE Int and Jr High Sch |
| High School: | Hamilton Southeastern HS |
| Main SqFt: | 640 |
| Upper SqFt: | 680 |
| Total Main & Upper SqFt: | 1,320 |
| Below Grade Area SqFt: | 220 |
| % Below Grade Finished: | 100 |
| Apprx Below Grade Finished SqFt: | 220 |
| Apprx Total Finished SqFt: | 1,540 |
| Total SqFt: | 1,540 |
| Garage SqFt: | 420 |
| Building Area Source: | Builder |

Property Overview

| | | | |
|--------------------|----------------------|----------------------|-----------|
| Exterior: | Brick, Vinyl | Lot Info: | Sidewalks |
| Exterior Features: | Tennis Community | Lot Size: | 1,307 |
| Horse Amenities: | None | Acres: | <1/4 Acre |
| Arch Style: | Traditional American | # of Acres: | 0.03 |
| Porch: | Deck Main Level | Waterfront Features: | |

| | |
|---------------------|--|
| Fence: | / |
| Foundation: | Slab |
| Basement: | Yes / |
| Areas: | |
| Fireplace: | 0 |
| Fireplace Features: | |
| Laundry: | |
| Appliances: | Dishwasher, Dryer, Electric Water Heater, Garbage Disposal, Microwave, Oven/Range-Electric, Refrigerator, Washer |
| Equipment: | Smoke Alarm |
| Primary Bedroom: | Closet Walk in |
| Primary Bathroom: | Suite, Tub Full with Shower |
| Security Features: | |
| Property Attached: | Yes |
| Condo Type: | Vertical |
| Condo Description: | Building Private Entry |

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|-----------------------------|--|
| Private Pool: | |
| Spa Features: | |
| Interior Features: | Attic Access, Ceiling Raised, Windows Thermal, Wood Work Painted, Kitchen Eat In |
| Kitchen Features: | |
| Eating Area: | Dining Combo/Kitchen |
| Garage YN: | Yes |
| Garage Spaces: | 2 |
| Garage Parking Description: | |
| Garage Parking Other: | Finished Garage |
| Parking Features: | Attached |
| New Construction: | No |

Rooms

| Room | Dimensions | Level | Floors |
|-----------------|------------|----------|--------------|
| Kitchen | 16x15 | Main | Hardwood |
| Laundry Room | 07x05 | Main | Tile-Ceramic |
| Primary Bedroom | 15x12 | Upper | Carpet |
| Bedroom 3rd | 11x09 | Upper | Carpet |
| Bedroom 2nd | 10x10 | Upper | Carpet |
| Family Room | 15x12 | Main | Hardwood |
| Laundry Room | 8x6 | Basement | Tile-Ceramic |

Utilities/Environmental

| | | | |
|-----------------|------------------|-----------------------|---------------------------|
| Heating: | Forced Air, Gas | Primary Water Source: | Municipal Water Connected |
| Cooling: | Central Electric | Primary Sewage Disp: | Municipal Sewer Connected |
| Fuel: | | Solid Waste: | No |
| Utility Option: | | Green Certificate: | No |
| Utilities: | Gas Connected | | |

Tax/Association Information

| | | | |
|--------------------------------|-------------------------|-----------------|---|
| Tax ID: | 291125019038000020 | Mgmt Co.: | Omni Management |
| Semi Tax: | \$1,013.00 | Mgmt Phone: | (317) 591-5130 |
| Tax Year Due: | 2023 | Fee Includes: | Mandatory Fee |
| Tax Exempt: | Homestead Tax Exemption | Fee Amount: | \$203 |
| Low Maintenance Lifestyle Y/N: | Yes | Fee Paid: | Monthly |
| Community Features: | Pool | Fee Includes: | Clubhouse, Insurance Building Hazard, Insurance Common Area, Maintenance All Ground, Maintenance Building Exterior, Nature Area, Park Playground, Snow Removal, Trash Removal |
| Association: | Yes | HOA Disclosure: | Covenants & Restrictions |
| | | Amenities: | Pool |

Contact & Contract Information

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|----------------|-------------------------|------------------------|--|
| List Type: | Exclusive Right to Sell | Possible Financing: | |
| Listing Terms: | | Inspection Warranties: | |

Listing Date: 05/07/2024
Entered: 05/07/2024
Temp Off Mkt Date:
Withdrawn Date:
Expiration Date: 11/07/2024
Last Change Date: 05/07/2024
Buyer Agency Compensation: 2.5%
Variable: Yes
List Office: Coldwell Banker - Kaiser
List Agent: Bradley Gough
List Agent Phone: (317) 590-3571
List Agent Email: brad@btgough.com
List Agent BLC ID: 20412
Co-List Agent: Sumer Sharp
Co-List Agent Phone: (317) 819-1948
Co-List Agent Email: yourhomeexpertteam@gmail.com
Co-List Agent BLC ID: 17140
Contact Num 1 Type:
Contact Num 1 Name:
Contact Num 1 Phone:

Disclosures:
Other Disclosures:
Possession: At Closing, Negotiable
List Office: Coldwell Banker - Kaiser
List Office Phone: (317) 844-1131
List Office BLC ID: CBKA01
Contact Num 2 Type:
Contact Num 2 Name:
Contact Num 2 Phone:

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