



Residential/Condo Media: 24 <http://www.btgough.com/home36/>
BLC#: 21144400 **RES Status:** Active **Area:** 2914 **LP:** \$469,900 *
17244 Crescent Moon DR **Lt:** 40.0390 **Ln:** -85.9606 **Map:**
Town: Noblesville **Twp:** Noblesville **Zip:** 46060 **County:** Hamilton
Legal: Stoney Creek Estates **Sec:** 4 **Lot:** 16 **School:** Noblesville Schools
Tax ID: 291104003016000013 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** \$2,335
Subdiv: Stoney Creek Estates **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2011
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 2003 **Est.Comp.Date:**

Loc:

SqFt		FB HB
Upper:	1,509	Upper Bth: 2 0
Main:	1,735	Main Bth: 1 0
Approx M/U Total:	3,244	Bsmt Bth: 1 0
Basement:	1,539	Total: 4 0
Approx M/U & WOBSM:	4,783	
% Finished Basement:	75+%	DOM: 178
Source: Assessor		CDOM: 178

Approx. Room Sizes/Descriptions			
	L	F	W
Living:			
Family Rm:	18x20	M C Y	
Great Rm:			
Dining:	13X15	M C Y	
Kitchen:	14x12	M H Y	
Brkfst Rm:	14X12	M H Y	
5thBedroom:	12X14	M C Y	
Master:	18X20	U C Y	
2nd:	12X12	U C Y	
3rd:	12X12	U C Y	
4th:	15X13	U C Y	
LaundryRm:	08X07	M T N	
Rec/PlayRm:	30X18	B C Y	
Office:	08X07	M H Y	

Rooms: 11 **Bd:** 5

Floor#:

Unit Entry Level:

Levels: 2 Levels

Baths: 4

Parking:

Bas: Y/9ft+Ceil, Finished, WalkOut

Frpcl: 1/FamilyRm

Foundation: BsmtPrCnc

Gar: Y/3CATC/FINGR,GROPN

Directions

From SR 38 and SR 32, east on SR 38 to Stoney Creek Estates, right (South) on Estates Blvd. to Crescent Moon Drive, left on Crescent Moon Drive, home on right.

Property Description

You will immediately feel at home in this beautiful custom home in a great neighborhood featuring larger lots, walking trails, two ponds and a nature preserve. This 5 bedroom home boasts 4 bedrooms up and a 5th bedroom/guest quarters on the main level. The large finished walk out basement features a bar with appliances and a full bathroom. Two tiered wood deck out back. Updated kitchen with solid surface counters, upgraded appliances, beautiful maple cabinets, pantry and planning office.

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

Listing agent is offering a gift certificate for a one week stay in a condo anywhere in the USA through <http://www.resortcerts.com> with an accepted offer before December 20th, 2011. The

Description

Life Style: Detached **Arch Style:** TradAmer, TwoStory
Master BR: DblSinks, FTubSepShr, WalkinClos, WhirlpITub
Appl: CookTopEle, Dishwasher, Dryer, GrbgDispl, O/RElec, Refrigeratr, Washer, Microwave
Equip: SecAlrmMon, SmpPmp w/Bac

Exterior: Brick, CompSidCmt
Areas: DblSinksMn, FamilyRoom, In-lawQtrs, LndryRmMn, Office
Porch: DeckMul, PorchCovrd
Eating Area: BrkfstRoom, FormalDR, KitUpdated, Pantry
Interior Amen: AtticAcces, B/InBkShlv, ScrnsCompt, StoragLock

Lot Info: Sidewalks, StrtLights, TreeMature

Exterior Amen: DrvConcret, SprnklrSys

Lot Size: 0.35 **Acres:** 1/4-1/2 Acre **# of Acr:** 0.35

Condo Description:

Utilities

Heating: ForcedAir
Cooling: CentrElec
Utility Option: CableConn, GasConn

Fuel: Gas
Water Htr: Gas

Primary Water Src: MunWtrConn
Primary Sewage Disp: MunSwrConn

Financial/Association Information

Poss Fincg: Conventnl, FHA, ICON, VA

Ownshp Int: MandFee

Fee Pd: Annually **Fee Amt:** \$531

Fee Includes: AssocHmOwn, EntryComm, InsCommon, MaintCommon, NatureArea, PrkPlygrnd

Office Information

CBKA01 : Coldwell Banker - Kaiser
LAgt: 20412 : Bradley Gough
Team Name:
CoAgt/Asst:
Con1:
Con2:
Disc:
Insp/Warr: Not Applicable

OP: 317-844-1131
Pref: 317-590-3571
Hm: 317-590-3571
Pref:

OF: 317-843-8450
PF: 317-333-7041
Ofc Ext: 0
Type: Exclusive Right to Sell
Poss: AtClosing, Negotiable
Auction Lic#:
Direct Soliciting: N

Fdbk Email: brad@btgough.com
Show: 317-955-5555 **Fdbk:** 317-590-3571
Cell: 317-590-3571 **VM:**
Dir:
Var: N **Pager:**
LD: 10/03/2011 **BAC:** %3.0
XD: 10/03/2012 **Entry Date:** 10/03/2011
WD: **Chg Date:** 03/29/2012

Disc Other: ONFIL