



Residential/Condo Media: 24

<http://www.btgough.com/home/39/>

BLC#: 21157310 **RES Status:** Active **Area:** 2915 **LP:** \$349,900
17125 FOLLY BROOK RD **Lt:** 40.0372 **Ln:** -85.9493 **Map:**
Town: Noblesville **Twp:** Wayne **Zip:** 46060 **County:** Hamilton
Legal: HIGHLANDS@STONY CREEK Acr **Sec:** **Lot:** 131 **School:** Hamilton Southeastern
Tax ID: 291103004009000022 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** \$1,950
Subdiv: HIGHLANDS@STONY C **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2011
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 2007 **Est.Comp.Date:**

Loc:

SqFt		FB HB
Upper:	1,595	Upper Bth: 2 0
Main:	1,603	Main Bth: 0 1
Approx M/U Total:	3,198	Bsmt Bth: 0 1
Basement:	1,603	Total: 2 2
Approx M/U & WOBSM:	4,801	
% Finished Basement:	75+%	DOM: 1
Source: Assessor		CDOM: 1

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	12X16	M	C	Y	Master:	15X20	U	C	Y
Family Rm:	18X16	M	C	Y	2nd:	12X13	U	C	Y
Great Rm:					3rd:	12X13	U	C	Y
Dining:	11X19	M	C	Y	4th:	13X13	U	C	Y
Kitchen:	20X18	M	T	Y	LaundryRm:	10X06	M	T	N
Brkfst Rm:					Rec/PlayRm:	29X16	B	C	N
Office:	12X11	M	C	Y	HomeTheatr:	20X24	B	C	N

Rooms: 14 **Bd:** 4

Floor#:

Unit Entry Level:

Levels: 2 Levels

Baths: 4

Parking:

Bas: Y/DayliteWin, Finished, FinCeiling, WalkOut

Foundation: BsmtPrCnc

Frplc: 1/FamilyRm, GasLog, GasStarter

Gar: Y/3CATC/FINGR,GROPN,SIDEL,WO RKS

Directions

Take SR 32 east to SR 38 east (toward Pendleton) to Highlands@Stony Creek, go right on Long Creek, take first left on Folly Brook, home on right.

Property Description

Great open floor plan w/ nearly 5,000 SF of finished living space. Featuring a hard to find finished w/o bsmt w/ 10' ceilings, home overlooks a nature area and has both a screened in deck and open deck area. Gourmet kitchen w/Corian counter tops, 42" cherry cabinets with crown molding. Elegant upgraded lighting package throughout. Lots of additional windows illuminate this wonderful home. Finished garage has workshop, storage & insulated doors. Surround sound & theater equip in basement.

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

Seller has wired home for audio speakers in MstrBR, deck & basement. Deck is complete, others can be installed prior to closing, if negotiated in sale.

Description

Life Style: Detached **Arch Style:** TradAmer, TwoStory

Master BR: DbLSinks, GardenTub, Suite, WalkinClos, FTubSepShr

Appl: CookTopEle, Dishwasher, GrbgDispsl, MicroHood, OvenDouble

Equip: CarbMnSnsr, NetworkRdy, SmokeAlarm, SmpPmp w/Bac, TheaterEq, WtrSftnPd

Lot Info: RuralInSub, Sidewalks, TreesSmall

Lot Size: 91X131 **Acres:** 1/4-1/2 Acre **# of Acr:** 0.27

Exterior: Brick, CompSidCmt

Areas: BonusRoom, Foyer2Story, LoftArea, Rec/PlayRm, Workshop

Porch: DeckUp, PatioScrnd

Eating Area: CntrIsland, EatInKitch, FormalDR, PntryWkIn

Interior Amen: B/InBkShlv, CeilCath, CeilTray, CeilVaultd, WalkinClos, WdWkStnPnt

Exterior Amen: DrvConcret, PoolCommu

Condo Description:

Utilities

Heating: ForcedAir

Cooling: CentrElec

Utility Option: CableAvail, GasConn, HighSpdAvl

Fuel: Gas

Water Htr: Gas

Primary Water Src: MunWtrConn

Primary Sewage Disp: MunSwrConn

Financial/Association Information

Poss Fincg: Conventnl, ICON

Fee Includes: AssocHmOwn, EntryComm, InsCommon, NatureArea, Pool, PrkPlygrnd, RemvlSnow, RemvlTrash

Ownshp Int: MandFee

Fee Pd: Quarterly **Fee Amt:** \$254

Office Information

CBKA01 : Coldwell Banker - Kaiser

LAgt: 20412 : Bradley Gough

Team Name:

CoAgt/Asst:

Con1:

Con2:

Disc: **Disc Other:** NONE

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: Negotiable

Auction Lic#:

Direct Soliciting: N

Fdbk Email: brad@btgough.com

Show: 317-955-5555

Cell: 317-590-3571

Dir:

Var: N

LD: 01/20/2012

XD: 07/19/2012

WD:

Fdbk: 317-590-3571

VM:

Toll:

Pager:

BAC: %3

Entry Date: 01/20/2012

Chg Date: 01/20/2012