

17099 Cole Evans Drive, Noblesville, IN 46060

Prop Sub/Trans: **Single Fam/Sale** Media: **31** Status: **Active**
 School Dist: **Noblesville Schools** Area: **2914 - Hamilton - Noblesville** BLC#: **21868733** List/MoRnt \$: **\$375,000**
 Schools: **Noblesville East Middle, Noblesville High, Stony Creek Elementary** DOM/CDOM: **2/20** Year Built: **2020**
 Subdivision: **MILLERS WALK** Virtual Tour: Section/Lot: **1/64**
 Legal Desc: **ACREAGE .13, SECTION 5, T** Interactive VT: Est.Comp. Date:
 Bldr/Prjct/Cont: **Beazer** New Const: **No** Stage: Date Ava:



Tax ID: **291105010071000013** MultiTax ID: Solid Waste: **Yes**
 Semi Tax: **\$1,738** Tax Year Due: **2021** Tax Exempt: **Homestead**

Upper: **396**
 Main: **1,794**
 Apprx M/U Ttl: **2,190**
 Basement:
 Apprx M/U & Bsmnt: **2,190**
 % Fin Bsmnt:
 Garage: **378**
 Source: **Builder**

Upper: **1 0 1 2** Beds: **3**
 Main: **2 0 2 6** Baths: **3/0**
 M/U Ttl: **3 0 3 8** # Rooms: **8**
 Bsmnt: **0 0 0 0** Floor #: **1 1/2 Level:**
 Total: **3 0 3 8** Unit Entry Lvl: **1**

Garage: **Yes, Attached, GarageDoorOpener**
 Garage Spaces: **2** Fireplace: **1, FamilyRoom, GasLog**
 Basement: **No**
 Foundation: **Slab**

Recent: **07/08/2022 : NEW**
 Next OH: **Public: Sun Jul 10, 1:00PM-3:00PM**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	15x14	Main	Laminated Hardw	Yes	Bedroom 2nd	11x10	Main	Laminated Hardw	Yes
Bedroom 3rd	11x10	Upper	Laminated Hardw	Yes	Family Room	21x15	Main	Laminated Hardw	Yes
Kitchen	21x15	Main	Laminated Hardw	Yes	LaundryRm	8x7	Main	Laminated Hardw	Yes
Loft	13x08	Upper	Laminated Hardw	Yes	MudRoom	5x5	Main	Laminated Hardw	Yes
Sun Room	15x10	Main	Laminated Hardw	Yes					

Directions

From I-37 & Pleasant St, head East on Pleasant St. Then turn right on Cole Evans Dr. Home is on the right.

Property Description

Why wait 9 months to complete construction on a brand new home in Noblesville when this gorgeous, move-in-ready 3-BR/3-BA luxury "duet" home by Beazer is available now? Completed in Feb 2021, this home has more than \$75k in Beazer options & homeowner upgrades. Top features incl: open flrpln & 9-ft ceilings on the main level; Master BR & BR#2 on the main level; laminate flooring throughout; gourmet Kitchen w/ granite ctrtops, center island, gas O/R & SS appliances; gas fireplace; & a large 12'x10' patio w/ a beautiful view of the pond. Within walking distance to retail, restaurants & quick access to I-37. Millers Walk is low maintenance community where the HOA is responsible for the exterior (except for the roof), lawn care & snow removal.

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

This is Beazer's Tuscany Floorplan... with several options chosen, including the 3rd BR upstairs, the full Bath upstairs & the Morning Room on the main level. Millers Walk is a low maintenance community. Each home has one shared wall. The homeowner is responsible for the roof, but the HOA is responsible for the rest of the exterior, as well as providing lawncare & snow removal. EM to be held by title company; please select that box in the PA.

Description

Condo Type: **Other/SeeRemarks**
 Property Attached YN: **1 Common Wall**
 Lifestyle: **Arts&Crafts/Craftsman**
 Exterior: **CompositionSidingCement, Stone**
 Master Bedroom: **PatioOpen, PorchCovered**
 Appliances: **Bed Other Main, Foyer Large, Laundry Room Main Level**
Dishwasher, Dryer, Garbage Disposal, Dining/KitchenCombo
Over/Range-Gas, Refrigerator, Washer, MicroHood

Equipment: **SecurityAlarmPaid, WaterSoftenerPaid**
 Kitchen Features: **Breakfast Bar, Center Island, Kitchen Eat In, Kitchen Updated, Pantry WalkIn**
 Interior Amen: **CeilingRaised, WalkInCloset, HardwoodFloors, WindowsVinyl, WoodWorkPainted**
 Lot Info: **Pond, Sidewalks, StreetLights, TreesSmall**
 Lot Size: **5,663** Acres: **<.25 Acre**
 Pet Deposit: Refundable: **0.13**
 Exterior Amen: **DrivewayConcrete**
 Smoking:

Utilities/Environmental

Heating: **ForcedAir**
 Cooling: **Central Electric, Fans Ceiling Paddle**
 Water Heater: **Electric**
 Utility Option: **Gas Connected**
 Fuel: **Gas**
 Primary Wtr Source: **Municipal Water Connected**
 Primary Sewage Disp: **Municipal Sewer Connected**

Green Certificate: **No**

Financial/Association Information

Possible Financing: **Conventional, InsuredConventional, FHA, VA** Fee Paid: **Annually** Fee Amnt: **\$960**
 Ownership Int: **MandFee** HOA Discsr: **Covenants & Restrictions, Transfer Fee**
 Fee Includes: **InsuranceCommonArea, Lawncare, MaintenanceBldExterior, Negotiable**
 Mgmt Co.: **MaintenanceCommonArea, ProfessionalMgmt, SnowRemoval** Dir Solicit: **No**
 Mgmt Phone: **317-262-4989** More than 1 Assoc: **No**

Showing Information

Showing Service: **BrokerBay** Showings Phone: **317-218-0600**

Contract/Office Information

List Type: **Exclusive Right to Sell** BAC: **3.0 %** Var: **Yes** Insp/Warr: **Not Applicable** Listed: **07/08/2022**
 Circumstances of Sale: Disc: **Not Applicable** Disc Oth: **Defects/None Noted, Seller's Disclosure Supplements** Entered: **07/08/2022**
 Show: **Yes** FHA Cert: Show Dt: **07/08/2022** Poss: **Negotiable** Dir Solicit: **No** TOM Dt:
 LOfc: **HHRT01: Hot House Realty, LLC** OP: **317-201-7676 X:** OF: **(317) 201-7676** WD:
 LAgt: **26385: Curt Mikulla** Pref: **(317) 201-7676** Cell: **317-201-7676** XD: **11/08/2022**
 Team: Fdbk: **homes@curtmikulla.com** Change: **07/09/2022**
 CoAgt: Pref: Est Cls: PD:

SAgt: :

Pref:

Seller Pd Pts:

Requested By: Curt Mikulla. Information Deemed Reliable, but not Guaranteed © MIBOR Saturday, July 09, 2022 06:30 PM

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