



Residential/Condo

BLC#: 21000217 **RES** **Status:** Active **Area:** 2914 **LP:** \$199,999
#15160 Redcliff Dr **Lt:** 40.0085 **Ln:** -86.0784 **Map:** N-146 E-48
Town: #NOBLESVILLE **Twp:** #Noblesville **Zip:** #46062 **School:** Noblesville
Legal: #KINGSLEY **Section:** **Lot:** 63 **County:** #HAMILTON
Tax ID: HAM1110160002013000 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** # \$1,000
Subdiv: #KINGSLEY **Tax Exempt:** MortTaxEx, HmTxEx **Tax Yr Due:** #2009
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** #1999 **Est.Comp.Date:**

Loc:
Rooms: 11 **Bd:** 4
Floor#: 2
Unit Entry Level:
Levels: 2 Levels
Baths: 3
Parking: 3
Bas: N
Foundation: Slab

SqFt	FB	HB
Upper: 1,825	Upper Bth: 2	0
Main: #1,414	Main Bth: 0	1
Approx M/U Total: 3,239	Bsmt Bth: 0	0
Basement: #0	Total: 2	1
Approx M/U & NOBSM: 3,239		
% Finished Basement:		
Source: Assessor		

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	14x12	M	C	N	Master:	18x14	U	C	Y
Family Rm:	18x18	M	C	N	2nd:	14x11	U	C	N
Great Rm:					3rd:	13x11	U	C	N
Dining:	14x14	M	C	N	4th:	12x12	U	C	Y
Kitchen:	14x12	M	V	Y	LaundryRm:	10x9	M	V	N
Brkfst Rm:	12x12	M	V	N					
Loft:	20x12	U	C	Y					

Frplc: 1/FamilyRm, GasLog
Gar: Y/3CATC/FINGR, OTHER,GROPN,KEYLS,SRVDR,STOR

Directions

From 146th and Hazel Dell Rd, go West to Kingsley Neighborhood on North side of 146th St; Once in the neighborhood, take 1st left on Redcliff Drive; Follow thru stop sign, around the bend, to home on the right

Property Description

Spectacular updated home with tons of storage & open layout; Home boasts 9-ft ceilings; 3-car garage PLUS attached 320sf storage rm; Kitchen w/ eat at island, all appliances, huge w/i pantry/laundry rm; over sized, private lot overlooks farm field & has fenced backyard, 384 sf deck, and play set; 4 huge bedrooms & loft all w/ w/i closets; Master suite views backyard & has sitting rm, large bath w/ garden tub & dual vanities, w/i linen closet; Master closet, beds 2/3 have new custom closet systems

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

INCLUSIONS: Blinds, shades, curtain rods, kitchen window cornices; EXCLUSIONS: Clothes washer and dryer; All wall mounted decorative shelving; Family room window shelves and hardware brackets; All fabric curtain panels; Wall mounted heater and ceiling mounted air cleaner in garage; Freezer, workbench, and steel shelving in garage; See info sheet in attachments for more details of home features and updates; Agent related to seller

Description

Life Style: Detached **Arch Style:** TradAmer **Exterior:** Vinyl
Master BR: DbISinks, FTub w/Shr, GardenTub, WalkinClos **Areas:** DbISinksMn, FamilyRoom, LaundryRm, Rec/PlayRm, Workshop
Appl: Dishwasher, GrbgDispsl, MicroHood, O/RElec, Refrigratr **Porch:** DeckMain
Equip: SmokeAlarm, SecAlrmMon **Eating Area:** BrkfstRoom, EatInKitch, PntryWkIn, DinComb/LR
Interior Amen: WalkInClos, WinVinyl

Lot Info: Sidewalks, TreesSmall, TreeMature **Exterior Amen:** DrvConcret, FenceFullR, Playset

Lot Size: 80x160 **Acres:** 1/4-1/2 Acre # of Acr: #0.29 **Condo Description:**

Utilities

Heating: ForcedAir **Fuel:** Gas **Primary Water Src:** MunWtrConn
Cooling: CentrElec **Water Htr:** Gas **Primary Sewage Disp:** MunSwrConn
Utility Option: CableAvail

Financial/Association Information

Poss Fincg: Conventnl, FHA, VA **Ownshp Int:** PUD **Fee Pd:** Annually **Fee Amt:** \$255
Fee Includes: EntryComm, MaintCommon, RemvlSnow, AssocHmOwn

Office Information

CRNF01 : Cranfill & Cranfill, Inc. **OP:** 317-258-9691 **OF:** 317-436-4092 **Fdbk Email:** dan.irish@cranfillandcranfill.com
LAgnt: 27701 : Daniel Irish **Pref:** 317-910-4293 **PF:** 317-436-4027 **Show:** 317-910-4293 **Fdbk:** 317-436-4027
Team Name: **Hm:** 317-910-4293 **Ofc Ext:** 0 **Cell:** 317-910-4293 **VM:** 317-436-4027
CoAgt/Asst: **Pref:** **Type:** Exclusive Agency **Dir:** **Toll:**
Con1: **Poss:** AtClosing **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 01/04/2010 **BAC:** 3
Disc: **Disc Other:** NONE **XD:** 07/03/2010 **Entry Date:** 01/04/2010
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 01/04/2010

\$199,999*at a glance:....*

~3239 square feet

~4 bedrooms, all with walk-in closets

~2 full and one 1/2 baths

~large loft with walk-in closet

~3-car garage PLUS 320 sf storage area

~open layout with updated design

~fenced rear yard with deck, play set

general home features

✓ **3-Car Garage:** finished with 9' walls, drywall, and insulation; loaded with utility sink, water softener for easy salt refills, shop area with task lighting, and separate storage room with built-in shelves

✓ **Master Suite:** large, open room with side sitting area; great backyard views; double vanity sinks; garden tub; walk-in linen closet; a must-see walk-in clothes closet with new custom shelving from Innovative Closet Systems

✓ **Kitchen:** white thermofoil, Aristokraft cabinets; oversized walk-in pantry/laundry room with 65 linear feet of shelving for all your storage needs; all white appliances including side-by-side refrigerator, smooth top range, dishwasher, built-in microwave (new 2008); eat-at center island; lazy susan, corner glass door, and appliance garage; recessed can lights; Congoleum laminate hardwood-plank-like floors; laminate flooring covers kitchen, pantry, half-bath, garage entry drop zone area

- ✓ **TrimPackage:** 6-panel interior doors; lever door knobs; family room crown molding; main level 9-ft ceilings
- ✓ **Window Treatments:** 2" high quality, wood blinds; shades; kitchen window cornices, curtains; rods; some exclusions apply
- ✓ **Home Site:** large lot size with .29 acres, measures 80 ft. wide by 160 ft. deep; tree line views of open field behind the house~no neighbors behind you!; tiered, 16'x24', 384 sf stained deck with dual stairs for enjoyable outdoor living; fenced rear yard with split-rail style fencing and 3 gates; stained play set; mature landscaping, garden area, hammock post

*mechanical and electrical features*

- ✓ Direct vent corner fireplace with raised brick, rounded hearth, and decorative wood mantle; FP activated by wall switch
- ✓ Alarm system with 3 keypads located at master bedroom, garage and front doors
- ✓ Integrated power transfer switch for an optional emergency generator (allows bypass for 6 key house-circuits)
- ✓ Dedicated 20-amp shop circuit on a separate electrical subpanel in the garage
- ✓ Two 220-volt receptacles in garage for larger woodworking equipment/heaters
- ✓ Programmable thermostat; Hinged HVAC return air filter grille allowing for easy filter changes
- ✓ Water softener purchased from Aqua Systems
- ✓ Clothes dryer dual hook-ups include your choice for gas or electric dryer
- ✓ Ceiling speaker prewires on both levels; Category 5 phone/network wiring
- ✓ White electrical outlet covers throughout
- ✓ Exterior lighting includes: rear flood lights controlled by 3-way switch on both levels; three garage coach lights with photocell and motion sensor capabilities

recent updates and additions by sellers

- ✓ 2009-Attic fan installed for added HVAC efficiency
- ✓ 2008-\$2400 Closet upgrades added to master and two bedroom closets; Installed by Innovative Closet Systems
- ✓ 2008-New Chamberlain belt-drive garage door opener to double garage door
- ✓ 2008-New bathroom sinks and faucets in master bath; new sink in second level hall bath
- ✓ 2007-Whole-home humidifier added to HVAC
- ✓ 2007-New double bowl stainless steel kitchen sink and faucet; New heavy duty garbage disposal
- ✓ 2005-New 50-gallon water heater
- ✓ 2004-\$12,000 storage room addition to rear of 3rd car stall; Features: 20'x16' size, built-in shelving, rear utility door

Contact Realtor Dan Irish

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