



Residential/Condo

Media: 20

BLC#: 21045634 **RES** **Status:** Active **Area:** 2912 **LP:** \$209,900
12575 Broadmoor Ct. S **Lt:** 39.9674 **Ln:** -85.9408 **Map:**
Town: Fishers **Twp:** Fall Creek **Zip:** 46037 **School:** Hamilton
Legal: Graystone at Gray Eagle **Section:** 34 **Lot:** 25 **Southeastern**
Tax ID: HAM1311340035025000 **County:** Hamilton **Yr Built:** 2005 **Semi-Tax:** \$810
Subdiv: Graystone at Gray Eagle **Tax Exempt:** HmTxEx, MortTaxEx, OtherTxEx **Tax Year Due:** 2010
Builder/Project/Contractor: **Const.Stage:** **Solid Waste** N **Est DC:**

Approx. Room Sizes/Descriptions

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		L	F	W			
Living:					Master:	16x13	M C Y
Family Rm:					2nd:	14x10	M C Y
Great Rm:	19x17	M	C	Y	3rd:	11x10	M C Y
Dining:	17x15	M	C	Y	4th:		
Kitchen:	12x11	M	L	Y	Opt Rm 1:	LNDRY	M V N
Brkfst Rm:	11x9	M	L	Y	Opt Rm 2:		
Opt Rm 3:					Opt Rm 4:		

Bd: 3
Rooms: 8
Floor#:
Unit Entry Level:
Levels: 1 Level
Baths: 2
Parking:
Bas: N
Foundation: Slab

SqFt		FB	HB
Upper:	0	Upper Bth:	0 0
Main:	1,686	Main Bth:	2 0
Approx M/U Total:	1,686	Bsmt Bth:	0 0
Basement:	0	Total:	2 0
Approx M/U & NOBSM:	1,686		
% Finished Basement:			
Source:	Assessor		

Fireplace: 1/GreatRoom, GasLog

Garage: Y/2CATC/GROPN

Directions

FROM I69 TAKE 116TH ST EAST FOR 3.5 MILES. TAKE A LEFT ONTO BROOK SCHOOL RD (NORTH) FOR 3/4 MILE. TAKE RIGHT INTO GRAYSTONE SUBDIVISION. TAKE RIGHT ONTO BROADMOOR CT. S. HOUSE IS ON THE RIGHT.

Property Description

Immaculate 3 bedroom, 1 level "low maintenance" home in the luxurious Graystone neighborhood. It has numerous upgrades, including 10' ceilings, Corian counters, 42" cabinets, 8' windows, custom window treatments and irrigation system. Master suite with soaking tub, separate shower, double sinks and walk-in closet. Lawn care, trash removal, snow removal are included. Gray Eagle golf course adjoins the neighborhood.

Description

Life Style: Detached **Arch Style:** Ranch
Master BR: DbISinks, FTubSepShr, MainLevel, WalkinClos
Appl: CookTopEle, Dishwasher, GrbgDispsl, Microwave
Equip: SecAlrmPd, SmokeAlarm

Exterior: Brick, CompSidCmt
Areas: DbISinksMn, FoyerLarge, GreatRoom, Office
Porch: PatioOpen
Eating Area: BrkfstRoom
Interior Amen: AtticAcces, ScrnsCompt, WalkInClos, WinVinyl

Lot Info: TreesSmall
Lot Size: 0 **Acres:** <1/4 Acre **# of Acr:** 0.18

Exterior Amen: DrvConcret, SprnklrSys
Condo Description:

Utilities

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

Financial/Association Information

Poss Fincg: Conventnl, ICON, FHA, VA **Ownshp Int:** MandFee **Fee Pd:** Monthly **Fee Amt:** \$132
Fee Includes: EntryComm, InsCommon, Lawncare, RemvISnow, RemvITrash

Office Information

Disc: **Disclosure Other:** SaleDiscMedia
Insp/Warr: Not Applicable
Poss: Negotiable
Listing Firm: F.C. Tucker Company

Listing #: 21045634

12575 Broadmoor Ct. S

Fishers

IN

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Requested by: Laura Musall

Information Deemed Reliable But Not Guaranteed. (c) MIBOR 2003-2007

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Fishers is America's best affordable suburb in terms of livability, safety, education and economic performance.
 Business Week , March 2010

Fishers ranked 8th Best Place to Live in America! This Indiana town offers a winning combination of low-cost housing, easy access to the big city and good schools. Plus, Fishers is booming. Development abounds and fully 1,600 jobs were created here last year.
 CNN Money.com , July 2010