

13695 West Voyager Drive, Fishers, IN 46037

Listing

13695 W Voyager Drive, Fishers, IN 46037

Prop Sub/Trans: **Condo/Sale** Media: **16** Status: **Active**
 School Dist: **Hamilton Southeastern** Area: **2912 - Hamilton - Fall Creek** BLC#: **21646473** List/MoRnt \$: **\$599,900**
 Subdivision: **WATERSEDGE** Virtual Tour: DOM/CDOM: **4/54** Year Built: **2019**
 Legal Desc: **Watersedge Condos** Interactive VT: Section/Lot: **/7**
 Bldr/Prjct/Cont: **Integra Builders** New Const: **Yes** Stage: **UnderRoof** Est.Comp. Date: **09/19**

Tax ID: **29150110600100023** MultiTax ID: Solid Waste: **Yes**
 Semi Tax: **\$3,000** Tax Year Due: **2019** Tax Exempt: **None**



	Sqft
Upper:	1,797
Main:	1,359
Apprx M/U Ttl:	3,156
Basement:	1,359
Apprx M/U & Bsmnt:	4,515
% Fin Bsmnt:	100%
Garage:	520
Source:	Floorplans

	FB	HB	BD	RM	
Upper:	2	0	3	6	Beds: 4
Main:	0	1	0	5	Baths: 3/1
M/U Ttl:	2	1	3	11	# Rooms: 14
Bsmnt:	1	0	1	3	Floor #: 1
Total:	3	1	4	14	Levels: 3 Levels
					Unit Entry Lvl: 1

Garage: **Yes, Attached, CommonLot, GarageDoorOpener, FinishedGarage, KeylessEntry**
 Garage Spaces: **2** Fireplace: **1, GasLog, GasStarter, GreatRoom**
 Basement: **Yes, 9 ft+Ceiling, Full, WalkOut**
 Foundation: **BasementConcretePoured, Slab**
 Web Link: integrabuilders.com
 Web Link2: facebook.com/integrabuildersindy

1 / 16

Recent: **06/11/2019 : NEW**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	23x18	Upper	Carpeting	No	Bedroom 2nd	15x15	Upper	Carpeting	No
Bedroom 3rd	15x15	Upper	Carpeting	No	Den Library	15x15	Upper	Carpeting	No
Dining Room	19x25	Main	Hardwood	No	Great Room	19x25	Main	Hardwood	No
Kitchen	18x22	Main	Hardwood	No	LaundryRm	8x9	Main	Tile-Ceramic	No

Directions

South on Olio Road past 116th St. West on LakeRidge Drive to gated entrance of Watersedge. Turn right onto W Voyager Drive

Property Description

CUSTOM BUILT. WATER VIEW. 1 large covered patio, 2 covered decks, 1 open deck. DEEDED BOAT DOCK INCLUDED. Townhomes in maint free Watersedge gated community. 2-car tall ceiling finished garage. Walk-out on ground floor huge windows & 10ft ceiling open floor plan. Huge Kitchen w/ custom cabinets, granite countertops & SS appliances. Designer plumbing & electrical fixtures. Hardwood floors. Spacious 2nd floor with large tray ceiling bedrooms and closets! Massive Master Suite, custom tiled shower, walk-in closet. Photos are of similar models. See more on Integra Builders website!

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

06/15/2019 - DRYWALL STAGE. POF with PA. 2% SP earnest. Not listed with Centralized Showing.

	Description
Condo Type: Vertical	Condo Descrip: BldgPrivateEntry
Property Attached YN: Attached	Common Walls:
Lifestyle: Townhouse	Arch Style: TraditonalAmerican
Exterior: Brick	Porch: DeckUp, PatioCovered
Master Bedroom: Balcony, ClosetWalkin, SinksDouble, Suite, TubFull/SepShower	Areas: Bath Sinks Double Main, Utility Room
Appliances: Dishwasher, GrbgDispsl, MicroHood, O/RGas	Eating Area: BreakfastRoom, DiningRoomFormal
Equipment: NetworkReady, SmokeAlarm, SumpPump w/Backup, Programmable Thermostat	Kitchen Features: Kitchen Galley, Pantry
Lot Info: DockOwned, GatedCommunity, Sidewalks, WaterView	Interior Amen: AtticAcces, CeilingTray, WalkInCloset, HardwoodFloors, WoodWorkStain/Painted
Lot Size: 0 Acres: CndHPRCoop # of Acres: 0.00	Exterior Amen: Sprinkler/IrrigationSys

Utilities/Environmental

Heating: ForcedAir	Fuel: Gas	Green Certificate: No
Cooling: Central Electric	Primary Wtr Source: Municipal Water Connected	
Water Heater: Gas	Primary Sewage Disp: Municipal Sewer Connected	
Utility Option: Cable Available, Gas Available, High Speed Internet Available		
Certifying Date:	Energy Eff Feat: Energy Star Windows, HVAC, Insulation, Low-E Windows	
Smart Home Feat: Lock Wifi - Other Doors, Thermostat - Programmable		

Financial/Association Information

Possible Financing: Conventional	Fee Paid: Monthly	Fee Amnt: \$325
Ownership Int: MandFee	HOA Disclsr:	
Fee Includes: EntrancePrivate, Irrigation, Lawncare, MaintenanceAllGround, MaintenanceBldExterior, ProfessionalMgmt, SecurityShared, SnowRemoval, TrashRemoval, WaterSewerCommon		
Mgmt Co.: OMNI	Mgmt Phone: 3175410000	More than 1 Assoc: No

Contract/Office Information

List Type: Exclusive Right to Sell	BAC: 3 %	Var: No	Insp/Warr: General	LD: 06/11/2019
Circumstances of Sale:	Disc: Not Applicable	Disc Oth: None	Dir Solicit: No	Ent D: 06/11/2019
Show: Yes	FHA Cert: No	Pos: AtClosing	OF: None	A/C Dt: 08/31/2019
Lofc: MERC01: Integra Real Estate	Show Dt: 06/11/2019	Cell: 317-345-7807	Hm: None	TOM Dt: None
LAgt: 34866: Michael Mercho	OP: 317-465-1000 X:	Toll: None	Show: 3174651000	WD: None
VM: None	Pf: None	Fdbk: 3174651000	Chg Dt: 06/15/2019	Closed: None
Team: None	Fdbk: 3174651000			

Requested By: Michael Mercho. Information Deemed Reliable, but not Guaranteed © MIBOR Saturday, June 15, 2019 11:12 AM