



17032 Bluestone Drive Noblesville, IN 46062



Offered at \$624,900

Incredible design, exquisite execution, uncompromising quality and state of the art Green construction come together in this masterpiece custom home by Boller.

Standard features such as a separate staircase to the second level, bonus room or the dual Bryant Evolution two stage furnaces and tank-less water heater are just a few of the items that make a Boller home a truly custom home.

This home is complete with every option that will wow your friends and neighbors-features such as a full granite kitchen and stainless appliances and the custom Coco built-ins cabinets in the great room, columns, arches and a stained and paneled wainscot study complete with a beamed ceiling treatment!

This home is truly one that you will enjoy for a lifetime in one of central Indiana's finest and most desirable locations. Please call for your private showing or visit our website for more information on this one of a kind custom built Boller home.

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Some of the special features of this Boller Custom Home

- 4882 finished living area.
5443 total heated area.
- Five bedrooms plus an upstairs bonus room
- Back staircase to second level
- Low VOC Paint Carpet and Flooring
- Tank-less water heater
- Bryant Evolution Furnaces
- Granite Kitchen
- Stainless Appliances
- 36" Gas cook top
- Dual Convection Ovens
- Four and one-half baths
 - Master Suit with walk-in ceramic shower and whirlpool tub
 - Two Jack-n-Jill baths
 - Full bath in basement
- Built-in bookcases and granite tiled fireplace in Great room
- Built-in lockers in Laundry room
- Full wet bar in basement with microwave and center island bar
- Custom finished on site oak hardwoods at entry, kitchen, nook, back hallway and powder room
- Arts and crafts exterior style
- Wood deck off of kitchen/nook
- Pool and clubhouse ready to go for summer recreation
- Energy efficient and environmentally friendly





Residential/Condo

Media: 1

L#: 2807949 **RES**
#17032 Bluestone Dr
Town: □NOBLESVILLE
Legal: □SLATER RIDGE
Tax ID: HAM1010040009029000
Subdiv: □SLATER RIDGE
Builder/Project/Contractor:

Status: Active **Area:** 2914 **LP:** \$624,900
Lt: 40.035 **Ln:** -86.085 **Map:** N-169 E-20
Twp: □Noblesville **Zip:** □46062 **School:** Noblesville
Section: 2 **Lot:** 31
County: □HAMILTON **Yr Built:** 2008 **Semi-Tax:** □\$0
Tax Exempt: MortTaxEx **Tax Year:** □2007
Consts Stage: Completed **Solid Waste:** Y
Est.Completion Date: 02/08

| Approx. Room Sizes/Descriptions | | | | Bd: 5 | | Rooms: 13 | | Floor#: | | Unit Entry Lev: | | Levels: | | Baths: 5 | | Parking: | | Bas: Y/9ft+Ceil, DayliteWin, Finished | | Fireplace: 1/FPInsert | |
|---------------------------------|-------|---|---|-------------|-------|-----------|---|---------|--|-----------------|----------|------------------------|--------|----------|------------|----------|---|---------------------------------------|------|-----------------------|----|
| L | F | W | | L | F | W | | | | | | | | | | | | | SqFt | FB | HB |
| Living: | | | | Master: | 18x17 | U | C | N | | | | Upper: | 2,030 | | Upper Bth: | 3 | 0 | | | | |
| Family Rm: | | | | 2nd: | 14x12 | U | C | N | | | 2 Levels | Main: | 1,757 | | Main Bth: | 0 | 1 | | | | |
| Great Rm: | 20x18 | M | C | 3rd: | 14x12 | U | C | N | | | Baths: 5 | Basement | 1,656 | | Bsmt Bth: | 1 | 0 | | | | |
| Dining: | 15x14 | M | C | 4th: | 13x13 | U | C | N | | | | Approx M/U: | 3,787 | | Total: | 4 | 1 | | | | |
| Kitchen: | 18x13 | M | H | DenLibrary: | 16x11 | M | C | N | | | | Approx M/U & Basement: | 5,443 | | | | | | | | |
| Brkfst Rm: | 18x17 | M | C | BonusRoom: | 21x14 | U | C | N | | | | % Finished: | 50-75% | | | | | | | | |
| 5th Bedroom: | 16x11 | B | C | Rec/PlayRm: | 28x18 | B | C | N | | | | Source: Floorplans | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |

Directions
146th to Gray Road, North past 169th st to Timber Valley Dr. East on Timber Valley to "T". Right on Bluestone Dr. Home on north side of street.

Property Description
Just completed new home in Slater Ridge! Uncompromising quality and user features only associated with one of central Indiana's premier custom home builders. Energy efficient and green friendly home includes Bryant Evolution Series furnaces, Tankless water heater and low VOC paint and flooring! Home also features two separate staircases to access the second level. Granite kitchen, gas cook top, double convection ovens and stainless appliances. Wet bar and 5th bedroom in bsmt

| Description | |
|---|--|
| Life Style: Detached | Arch Style: Arts&Craft, TradAmer |
| Master BR: Suite, WhirlpTub, DblSinks, FTubSepShr | Exterior: Brick, CompCement |
| Appl: CookTopGas, Dishwasher, GrbgDispsl, KitExhaust, Microwave, OvenCnvctn, OvenDouble, OvenBltIn | Areas: BonusRoom, Jk&JilBath, Foyer2Story, GreatRoom, DenLibrary |
| Equip: MultPhnLin, SecAlrmPd, SmokeAlarm, SumpPump, WetBar | Porch: |
| Lot Info: TreesSmall, StormSewer, Sidewalks | Eating Area: BrkfstRoom, CntrlIsland, FormalDR, Pantry |
| Lot Size: 81'x140'x126'x144 Acres: 1/4-1/2 Acre # of Acres: □0.33 | Interior Amen: CeilRaised, CeilTray, HrdwdFloor, ScrnsCompt, B/lnBkShlv, WetBar |
| | Exterior Amen: |
| | Condo Description: |

| Utilities | |
|--|--|
| Heating: ForcedAir | Fuel: Gas |
| Cooling: CentrElec | Water Htr: Gas |
| Utility Option: CableAvail, GasConn | Primary Water Src: MunWtrConn |
| | Primary Sewage Disp: MunSwrConn |

Financial/Association Information
Possible Financing: Conventnl **Ownership Interest:** MandFee **Fee Paid:** Annually **Fee Amount:** \$780
Fee Includes: AssocHmOwn, Clubhouse, MainCommon, RemvlSnow, EntryComm, InsCommon, PrkPlygrnd, Pool

Office Information
Disclosure: SaleDiscNR Covenants & Restrictions
Insp/Warr: Not Applicable
Poss: AtClosing