



Residential/Condo

BLC#: 2953451 **RES** **Status:** Active **Area:** 2910 **LP:** \$202,750 *
13130 Brookshire Pkwy **Lt:** 39.9795 **Ln:** -86.0957 **Map:** N-131 E-30
Town: ☐CARMEL **Twp:** ☐Clay **Zip:** ☐46033 **School:** Carmel Clay
Legal: ☐FOSTER GROVE **Section:** **Lot:** 156 **County:** ☐HAMILTON
Tax ID: HAM1610290204039000 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** ☐\$855
Subdiv: ☐FOSTER GROVE **Tax Exempt:** HmTxEx **Tax Yr Due:** ☐2009
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** ☐1986 **Est.Comp.Date:**

Loc: **Rooms:** 10 **Bd:** 4

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	15X12	M	C	N	Master:	15X14	U	C	N
Family Rm:	21X13	M	C	N	2nd:	12X10	U	C	N
Great Rm:					3rd:	13X11	U	C	N
Dining:	13X11	M	C	N	4th:	14X10	U	C	N
Kitchen:	12X10	M	T	N					
Brkfst Rm:	11X9	M	T	N					
LaundryRm:	8X6	M	V	N					

Floor#:
Unit Entry Level:
Levels: 2 Levels
Baths: 3
Parking:

	SqFt	FB	HB
Upper:	1,011	Upper Bth:	2 0
Main:	☐1,088	Main Bth:	0 1
Approx M/U Total:	2,099	Bsmt Bth:	0 0
Basement:	☐846	Total:	2 1
Approx M/U & BSMNT:	2,945		
% Finished Basement:	0-25%		
Source: Assessor			

Bas: Y/Unfinished **Frplc:** 1/FamilyRm
Foundation: BsmtPrCnc **Gar:** Y/2CATC/FINGR

Directions

KEYSTONE NORTH TO 131ST, EAST ON 131ST TO BROOKSHIRE PKWY, NORTH TO 13130 ON THE LEFT.

Property Description

TERRIFIC OPPORTUNITY IN FOSTER GROVE ON THIS 4 BEDROOM, 2 1/2 BATH WITH A UNFINISHED BASEMENT. TWO LIVING AREAS, WITH FIREPLACE IN FAMILY ROOM. MASTER BEDROOM WITH TWO CLOSETS, DOUBLE SINKS, GARDEN TUB PLUS A STAND UP SHOWER. BEDROOMS 3 & 4 HAVE EXTRA LARGE WALKIN CLOSETS. NICE SIZE KITCHEN WITH CENTER ISLAND. GOOD ROOM SIZES THROUGHOUT. NEW ROOF SHINGLES AND GUTTERS JUST INSTALLED!

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

PLEASE SEE ATTACHED BUYER/BUYER AGENT INFORMATION. BY SHOWING OUR LISTING YOU AGREE TO THE ATTACHMENT. Agents may choose to be paid up to 3% based upon net proceeds(purchase price minus seller paid concessions) OR the minimum amount listed in the BAC, whichever is greater. PREAPPROVAL AND COPY OF MINIMUM \$2500.00 EARNEST MONEY TO BE SUBMITTED WITH ALL OFFERS. EARNEST MONEY TO BE IN THE FORM OF A CASHIERS OR CERTIFIED CHECK ONCE TERMS ARE AGREED UPON

Description

Life Style: Detached **Arch Style:** TradAmer **Exterior:** Brick, Wood
Master BR: FTubSepShr, WalkinClos, DblSinks **Areas:** FamilyRoom, FormalLvRm
Appl: None **Porch:** DeckMain, PorchCovrd
Equip: SumpPump **Eating Area:** BrkfstRoom, FormalDR
Lot Info: Corner **Interior Amen:** WdWkPaintd, WdWkStaind, WinWood
Lot Size: .42 **Acres:** 1/4-1/2 Acre # of Acr: ☐0.42 **Exterior Amen:** DrvExpAggr
Condo Description:

Utilities

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

Financial/Association Information

Poss Fincg: Conventnl, ICON, FHA **Ownshp Int:** VolFee **Fee Pd:** **Fee Amt:**
Fee Includes:

Office Information

JUDO01 : Dollens Real Estate Services **OP:** 317-885-5330 **OF:** 317-859-4385 **Fdbk Email:** twain2in@aol.com
LAgnt: 10509 : Monica Klein **Pref:** 317-850-7943 **PF:** 317-859-4385 **Show:** 317-955-5555 **Fdbk:** EMAIL
Team Name: **Hm:** 317-850-7943 **Ofc Ext:** 0 **Cell:** 317-850-7943 **VM:**
CoAgt/Asst: 9891 Jeffrey Dollens **Pref:** 317-885-5330 **Type:** Exclusive Right to Sell **Dir:** **Toll:**
Con1: **Poss:** AtClosing **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 10/26/2009 **BAC:** 2.75
Disc: BankOwned **Disc Other:** ASIS,NOREQ **XD:** 01/09/2010 **Entry Date:** 10/27/2009
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 11/18/2009