Residential/Condo **Media:** 5

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

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				

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					

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

Eating Area: BrkfstRoom, FormalDR

Equip: SumpPump **Interior Amen:** WdWkPaintd, WdWkStaind, WinWood

Lot Info: Corner **Exterior Amen:** DrvExpAggr

Lot Size: .42 **Acres:** 1/4-1/2 Acre **# of Acr:** ¤0.42 **Condo Description:**

Utilities

Heating: ForcedAir **Fuel:** Gas **Primary Water Src:** MunWtrConn

Cooling: CentrlElec **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:** twin2in@aol.com

LAgt: 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

Information Deemed Reliable But Not Guaranteed. (c) MIBOR 2003-2009