



Residential/Condo

BLC#: 2956257 **RES** **Status:** Active **Area:** 4904 **LP:** \$254,900
10137 SOUTHWIND DR **Lt:** 39.9230 **Ln:** -85.9893 **Map:** N-1 E-1
Town: INDIANAPOLIS **Twp:** LAWRENCE **Zip:** 46256 **School:** Lawrence Township
Legal: MOORINGS - PHASE 3 **Section:** **Lot:** 81 **County:** MARION
Tax ID: MAR4031681 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** \$1,592
Subdiv: MOORINGS - PHASE 3 **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2009
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1990 **Est.Comp.Date:**

Loc:

Rooms: 10 **Bd:** 4
Floor#: 2
Unit Entry Level:
Levels: 2 Levels
Baths: 3
Parking:

SqFt	FB	HB
Upper: 1,211	Upper Bth: 2	0
Main: 1,226	Main Bth: 0	1
Approx M/U Total: 2,437	Bsmt Bth: 0	0
Basement: 920	Total: 2	1
Approx M/U & BSMNT: 3,357		
% Finished Basement: 75+%		
Source: Assessor		

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	15x13	M	C	Y	Master:	13x16	U	C	Y
Family Rm:	14x20	M	C	Y	2nd:	14x16	U	C	Y
Great Rm:					3rd:	14x12	U	C	Y
Dining:	12x13	M	L	Y	4th:	11x12	U	C	Y
Kitchen:	17x12	M	L	Y					
Brkfst Rm:									

Bas: Y **Frpplc:** 1/FamilyRm
Foundation: Basement-Block **Gar:** Y/2CATC

Directions

96TH ST EAST OF I 69 TO MUD CREEK RD. SOUTH TO SOUTHWIND DR. TURN EAST TO HOUSE.

Property Description

GREAT OPPORTUNITY IN THIS 4 BEDROOM 3 BATH PROPERTY WITH A FULL FINISHED BASEMENT. GREAT LOCATION, DIRECTLY ACROSS THE STREET FROM NEIGHBORHOOD PARK AND TENNIS COURTS. TAKE A LOOK TODAY.

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

Please email a Pre-Qual Letter AND Copy of Earnest Money with OFFERS to kelly@kellysindyhomes.com, or, if email is not an option for you, fax to 317-333-6411. YOUR direct phone, fax, and email address MUST BE INCLUDED with all offers. The Pre-Qual Letter MUST include ALL of lender's contact info also. If offers are not presented in this manner, expect delays.

Description

Life Style: Detached **Arch Style:** TwoStory **Exterior:** Cedar, Brick
Master BR: **Areas:**
Appl: None **Porch:** DeckMain
Equip: SmokeAlarm, SumpPump **Eating Area:** BrkfstBar, Pantry
Interior Amen: AtticAcces, B/InBkShlv, CeilCath, WalkInClos, WinTherml, WinWood

Lot Info: **Exterior Amen:**
Lot Size: 0.36 AC **Acres:** <1/4 Acre **# of Acr:** 0.36 **Condo Description:**

Utilities

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

Financial/Association Information

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

Office Information

REMD01 : RE/MAX Legends Group **OP:** 317-849-7653 **OF:** 317-841-7204 **Fdbk Email:** kelly_johnson07@yahoo.com
LAgnt: 28428 : Kelly Johnson **Pref:** 317-863-4558 **PF:** **Show:** 317-955-5555 **Fdbk:** 317-863-4558
Team Name: **Hm:** 317-908-9614 **Ofc Ext:** 0 **Cell:** 317-908-9614 **VM:**
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** **Toll:**
Con1: **Poss:** AtClosing **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 11/13/2009 **BAC:** 3.00
Disc: BankOwned **Disc Other:** ASIS **XD:** 02/11/2010 **Entry Date:** 11/15/2009
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 11/15/2009