



Residential/Condo

Media: 12 <http://www.tourfactory.com> **SP:** \$1,166,500
BLC#: 2942881 **RES** **Status:** Sold **Area:** 4904 **LP:** \$1,300,000
10733 SAND KEY CI **Lt:** 39.9216 **Ln:** -85.9789 **Map:** N-91 E-107
Town: INDIANAPOLIS **Twp:** LAWRENCE **Zip:** 46256 **School:** Lawrence Township
Legal: MASTHEAD SEC 4 L 13 **Section:** 4 **Lot:** 134 **County:** MARION
Tax ID: MAR4022621 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** \$6,319
Subdiv: MASTHEAD SEC 4 L 13 **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2009
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1983 **Est.Comp.Date:**

Loc:

Rooms: 14 **Bd:** 5

SqFt		FB	HB
Upper:	4,411	Upper Bth:	4 0
Main:	2,783	Main Bth:	0 1
Approx M/U Total:	7,194	Bsmt Bth:	1 0
Basement:	1,248	Total:	5 1
Approx M/U & WOBSM:	8,442		
% Finished Basement:	75+%		DOM: 83
Source: Appraisal			

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	19x15	M	C	N	Master:	28x16	U	C	N
Family Rm:					2nd:	25x14	U	C	N
Great Rm:	39x20	M	H	N	3rd:	26x15	U	C	N
Dining:	19x13	M	H	N	4th:	15x14	U	C	N
Kitchen:	22x18	M	H	N	DenLibrary:	17x15	U	C	N
Brkfst Rm:	13x13	M	H	N	BonusRoom:	39x21	U	C	N
SunRoom:	23x14	M	C	N	HomeTheatr:	33x19	B	C	N

Floor#:

Unit Entry Level:

Levels: 2 1/2 Levels

Baths: 6

Parking:

Bas: Y/Finished, WalkOut

Foundation: BsmtPrCnc, CrawPrCnc

Frplc: 2/GasLog, GreatRoom, MasterBdRm

Gar: Y/3CATC/GROPN,GPKPR,KEYLS,SRV

Directions

Fall Creek to Sand Key Lane to Sand Key Circle - first home on private drive to left on cul-de-sac

Property Description

Geist waterfront estate w/spectacular panoramic views from every angle. Located off a private drive with 120 ft of water frontage, private boat dock and a .80 acre lot, this homesite is like no other. The home is totally updated & meticulously maintained w/finishes & architectural detail that will exceed your expectations! Open floor plan, multi-level decks & patios make for great entertaining. Priced below appraised value, this is an unbelievable opportunity

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

Preapproval must be presented to Kim Carpenter prior to showing. Exclude TV Kitchen, pool table, oriental rugs in GR and DR.

Description

Life Style: Detached **Arch Style:** TradAmer **Exterior:** Brick, Wood
Master BR: DbSinks, Fireplace, FullShrStl, SittingRm, WalkinClos **Areas:** BonusRoom, DenLibrary, GreatRoom, HomeTheatr, WineCellar
Appl: CookTopGas, Dishwasher, Dryer, GrbgDispl, Microwave, OvenBltn, RefBltn, SepFreezer, SepIceMach, Washer **Porch:** DeckMain, DeckMul
Equip: GasGrill, HeatSensor, SumpPump, TheaterEq, WtrPurfSys, WtrSftnPd **Eating Area:** BrkfstRoom, CntrlIsland, FormalDR, KitUpdated
Interior Amen: B/lnBkShlv, HrdwdFloor, WdWkPaintd, WinBayBow, WinThermI
Exterior Amen: DrvConcret, SprnklrSys
Lot Info: DockOwned, Lakefront, OnReservor, TreeMature
Lot Size: 0.80 AC **Acres:** 1/2-1 Acre **# of Acr:** 0.80 **Condo Description:**

Utilities

Heating: DualSystem, HeatPump **Fuel:** Electric, Gas **Primary Water Src:** MunWtrConn
Cooling: CentrElec **Water Htr:** Gas **Primary Sewage Disp:** MunSwrConn
Utility Option: CableConn, GasConn

Financial/Association Information

Poss Fincg: Conventnl, ICON **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** \$425
Fee Includes: AssocHmOwn, EntryComm, InsCommon, MaintCommon, RemvISnow, SharedSecr

Office Information

KWIN05 : Keller Williams Indy Metro NE **OP:** 317-863-4300 **OF:** 317-594-9273 **Fdbk Email:** kim.carpenter@comcast.net
LAgnt: 17847 : Cynthia Marchant **Pref:** 317-509-4000 **PF:** 317-290-7775 **Show:** 317-863-4333 **Fdbk:** 317-509-4000
Team Name: **Hm:** 317-290-7775 **Ofc Ext:** 0 **Cell:** **VM:** 317-290-7775
CoAgt/Asst: 15467 Kimberly Carpenter **Pref:** 317-509-4000 **Type:** Exclusive Right to Sell **Dir:** **Toll:**
Con1: **Poss:** Negotiable **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 08/26/2009 **BAC:** 2.5
Disc: **Disc Other:** DEFNN,ONFIL **XD:** 11/30/2009 **Entry Date:** 08/26/2009
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 11/18/2009

Pending/Sold Information

SA: 9713 Randy Worrell **CC/Buyers Asst:** \$0 **DP:** 11/17/2009
SO: REMD01 RE/MAX Legends Group **Est DC:** 11/17/09
Sold Terms: Conventnl **SD:** 0 **DC:** 11/17/2009

Requested by: Kimberly Carpenter

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

Tuesday, December 15, 2009 04:30 PM