



Residential/Condo

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

Loc:

Rooms: 14 **Bd:** 5

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

	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			

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: DbI Sinks, 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
Lot Info: DockOwned, Lakefront, OnReservor, TreeMature		Exterior Amen: DrvConcret, SprnklrSys
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
Team Name:	Hm: 317-290-7775	Ofc Ext: 0	Fdbk: 317-509-4000
CoAgt/Asst: 15467 Kimberly Carpenter	Pref: 317-509-4000	Type: Exclusive Right to Sell	Cell: VM: 317-290-7775
Con1:		Poss: Negotiable	Dir: Toll:
Con2:		Auction Lic#:	Var: N
Disc:	Disc Other: DEFNN,ONFIL		LD: 08/26/2009
Insp/Warr: Not Applicable		Direct Soliciting: N	XD: 11/30/2009
			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 2003-2010

Thursday, January 14, 2010 04:06 PM