



Residential/Condo

Media: 12 <http://www.pictureplani>

BLC#: 2910663 **RES** **Status:** Active **Area:** 4904 **LP:** \$3,200,000 *
#9873 N HAMPTON COVE LN **Lt:** 39.9267 **Ln:** -85.9365 **Map:** N-97 E-197
Town: INDIANAPOLIS **Twp:** Lawrence **Zip:** 46236 **School:** Lawrence Township
Legal: HAMPTON COVE L 3B **Section:** **Lot:** 3B **County:** MARION
Tax ID: MAR4042610 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** \$3
Subdiv: HAMPTON COVE L 3B **Tax Exempt:** None **Tax Yr Due:** 2007
Builder/Project/Contractor: Homes By Design **Const.Stage:** Complete **Yr Built:** 2008 **Est.Comp.Date:**

Loc: **Rooms:** 20 **Bd:** 5

SqFt		FB	HB
Upper:	2,074	Upper Bth:	3 0
Main:	4,291	Main Bth:	2 2
Approx M/U Total:	6,365	Bsmt Bth:	1 0
Basement:	3,739	Total:	6 2
Approx M/U & WOBSM:	10,104		
% Finished Basement:	75+%		
Source: Assessor			

Approx. Room Sizes/Descriptions

L F W				L F W			
Living:				Master:	19x15	M C N	
Family Rm:	26x14	B C N		2nd:	19x12	U C N	
Great Rm:	19x24	M C N		3rd:	14x17	U C N	
Dining:	13x15	M H N		4th:	12x16	U C N	
Kitchen:	26x12	M H N		DenLibrary:	13x14	M H N	
Brkfst Rm:				HearthRoom:	16x26	M H N	
5thBedroom:	16x12	M C N		HomeTheatr:	19x15	B C N	

Floor#: **Unit Entry Level:**
Levels: 4 Levels
Baths: 8
Parking:

Bas: Y/FinWalls, Finished, WalkOut, 9ft+Ceil **Frplc:** 6/MasterBdRm, Hearth Room, Den/Library, GreatRoom
Foundation: BsmtPrCnc **Gar:** Y/2CDTC/HEATD, 2CATC,GROPN,FINGR

Directions

From Olio Road, & 96th Street to Fall Creek, at light turn left. Take first right into the Hampton Cove Neighborhood. Take first left onto Hampton Cove, follow around to end of Street, home on left.

Property Description

2008 DREAM HOME*TUSCAN INFLUENCED STUCCO/STONE W/BRICK TRIM*EXCLUSIVE LAKEFRONT LOCATION & PRIVATE DOCK*5BDRMS*6 FULL/3HALF BTHS*6 FRPLCS*\$500K LANDSCAPE & HARDSCAPE DESIGN*DISTINCTIVE CLAY TILE ROOF*TERRA COTTA PAVER DRIVEWAY*CUSTOM INFINITY EDGE POOL W/WATERFALL & HOT TUB*2,000 SQ FT TRAVERTINE PATIO*ASIAN WALNUT HRDWD FLOORS*NEW ZEALAND WOOL CARPET*ELEVATOR*DRY&STEAM SAUNA*110"CUSTOM THEATER SCREEN*ALL FIXTURES,LIGHTING & FINISHES OF HIGHEST QUALITY*DETACHED CASITA (SUITE W/FULL BTH & WET BAR)

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

Listing Agent must be present at all showings. Potential buyers must present proof of ability to purchase this home prior to viewing. This home is situated on two lots that total .55 acres.

Description

Life Style: Detached **Arch Style:** Spanish **Exterior:** Brick, Stone
Master BR: Balcony, DbISinks, Fireplace, FTubSepShr, Suite **Areas:** BonusRoom, DenLibrary, ExerciseRm, GreatRoom, HomeTheatr
Appl: Dishwasher, GrbgDispsl, RefBltIn, OvenDouble, CookTopGas, Microwave **Porch:** Balcony
Equip: SmpPmpDual, TheaterEq, WetBar, SurrndSnd, SmokeAlarm, CentralVac, ElevPrivate, Sauna **Eating Area:** BrkfstRoom, FormalDR
Interior Amen: HrdwdFloor, WetBar, WinWood, CeilCath, WdWkPaintd, WalkInClos
Lot Info: DockOwned, Lakefront, OnReservor, WaterAcces **Exterior Amen:** DrvPavers, PoolBlwGnd, SprnklrSys
Lot Size: 0 **Acres:** 1/2-1 Acre **# of Acr:** 0.55 **Condo Description:**

Utilities

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

Financial/Association Information

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

Office Information

WMMC01 : Weichert, REALTORS(R) McDonalc **OP:** 317-576-7653 **OF:** 317-578-1865 **Fdbk Email:** Brad@BradBaxter.com
LAgnt: 23465 : Brad Baxter **Pref:** 317-501-3202 **PF:** 317-578-1865 **Show:** 317-955-5555 **Fdbk:** 317-558-3303
Team Name: **Hm:** **Ofc Ext:** 3303 **Cell:** 317-501-3202 **VM:** 317-558-3303
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** 317-501-3202 **Toll:**
Con1: **Poss:** Negotiable **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 03/05/2009 **BAC:** 1.7
Disc: **Disc Other:** COVEN **XD:** 03/05/2010 **Entry Date:** 03/05/2009
Insp/Warr: WarrBuild **Direct Soliciting:** N **WD:** **Chg Date:** 09/26/2009