Residential/Condo **Media:** 1

BLC#: 21016214 **RES** **Status:** Active **Area:** 2912 **LP:** $1,350,000

11690 Fall Creek Rd **Lt:** 39.9328 **Ln:** -85.9563 **Map:**

Town: ¤INDIANAPOLIS **Twp:** ¤Fall Creek **Zip:** ¤46256 **School:** Hamilton Southeastern

Legal: ¤GEIST POINT **Section:** **Lot:** 2 **County:** ¤HAMILTON

Tax ID: HAM13151000001002000 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** ¤$5,480

Subdiv: ¤GEIST POINT **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** ¤2009

Builder/Project/Contractor: **Const.Stage:** **Yr Built:** ¤1987 **Est.Comp.Date:**

Loc:

Rooms: 11 **Bd:** 5

Floor#:

Unit Entry Level:

Levels: 2 Levels

Baths: 5

Parking:

Bas: N

Foundation: Basement-Block

SqFt			FB	HB
Upper:	1,748	**Upper Bth:**	3	0
Main:	¤3,049	**Main Bth:**	1	1
Approx M/U Total:	4,797	**Bsmt Bth:**	0	0
Basement:	¤0	**Total:**	4	1
Approx M/U & NOBSM:	4,797			
% Finished Basement:				
Source: Assessor				

Frplc: 2/2SidedFP, FamilyRm, DiningRoom, GreatRoom

Gar: Y/3CATC

Approx. Room Sizes/Descriptions

		L	F	W			L	F	W
Living:					**Master:**	19x25	U	C	N
Family Rm:	17x13	M	C	N	**2nd:**	12x16	U	C	N
Great Rm:	18x23	M	C	N	**3rd:**	13x12	U	C	N
Dining:	17x13	M	H	N	**4th:**	10x12	U	C	N
Kitchen:	25x15	M	V	N	**HomeTheatr:**	25x16	M	C	N
Brkfst Rm:					**LaundryRm:**	7x6	U	V	N
5thBedroom:	13x11	M	C	N	**BonusRoom:**	21x10	M	C	N

Directions

FALL CREEK ROAD BETWEEN CARROLL & BROOKS SCHOOL RD. FIRST DRIVEWAY ON NORTH SIDE OF FALL CREEK ROAD WEST OF GEIST RESERVOIR.

Property Description

WATER ON THREE SIDES AND A HOUSE BUILT TO MAXIMIZE THE VIEWS! THE FAMILY ROOM (WHY NOT USE IT FOR AN OFFICE?), GREAT ROOM, DINING ROOM, KITCHEN SUNROOM, AND MASTER BEDROOM SUNROOM ALL HAVE GREAT VIEWS OF THE WATER. LOTS OF GLASS. THE FLOOR PLAN AND DECKING FLOW WELL FOR ENTERTAINING. LOTS OF SPACE IN THE RIGHT PLACES MAKE THIS A TERIFIC HOUSE TO LIVE IN, TOO!

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

Description

Life Style: Detached **Arch Style:** TwoStory, Other

Master BR: GardenTub, FullShrStl, SplitBedRm, Suite, WalkinClos

Appl: Refrigratr, OvenDouble, CookTopEle, Dishwasher, GrbgDispsl

Equip: WetBar

Lot Info: DockOwned, Lakefront, OnReservor, TreeMature

Lot Size: irr **Acres:** 1/2-1 Acre **# of Acr:** ¤0.90

Exterior: Brick, Wood

Areas: Foyer2Story, FoyerLarge, LndryRmUp, SunRoom, OthrBdMain

Porch: DeckMain

Eating Area: CntrIsland, EatInKitch, FormalDR, PntryWkIn

Interior Amen: CeilCath, CeilVaultd, HrdwdFloor, Skylights, WalkInClos, WinWood

Exterior Amen: BarnMini, DrvAsphalt

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: **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** $175

Fee Includes: MaintCommon

Office Information

MPRG01 : Mkt Pro Realty Group **OP:** 317-352-1717 **OF:** 317-322-0930 **Fdbk Email:** pauls@lightbound.com

LAgt: 5468 : Paul Schierenberg **Pref:** 317-590-5130 **PF:** **Show:** 317-352-1717 **Fdbk:** 317-590-5130

Team Name: **Hm:** 317-590-5130 **Ofc Ext:** 0 **Cell:** 317-590-5130 **VM:**

CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** **Toll:**

Con1: **Poss:** AtClosing **Var:** N **Pager:**

Con2: **Auction Lic#:** **LD:** 03/25/2010 **BAC:** %3.0

Disc: **Disc Other:** COVEN,NOREQ,OTHER,NDCOS,NDUPD **XD:** **Entry Date:** 03/26/2010

Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 03/29/2010

Information Deemed Reliable But Not Guaranteed. (c) MIBOR 2003-2010