



**Residential/Condo**

**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  
**Legal:** GEIST POINT    **Section:**    **Lot:** 2    **County:** HAMILTON  
**Tax ID:** HAM1315100001002000    **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

**Approx. Room Sizes/Descriptions**

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

**Floor#:**

**Unit Entry Level:**

**Levels:** 2 Levels

**Baths:** 5

**Parking:**

**Bas:**N

**Foundation:** Basement-Block

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

**Frpcl:** 2/2SidedFP, FamilyRm, DiningRoom, GreatRoom  
**Gar:** Y/3CATC

**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    **Exterior:** Brick, Wood  
**Master BR:** GardenTub, FullShrStl, SplitBedRm, Suite, WalkinClos    **Areas:** Foyer2Story, FoyerLarge, LndryRmUp, SunRoom, OthrBdMain  
**Appl:** Refrigratr, OvenDouble, CookTopEle, Dishwasher, GrbgDispsl    **Porch:** DeckMain  
**Equip:** WetBar    **Eating Area:** CntrlIsland, EatlnKitch, FormalDR, PntryWkln  
**Lot Info:** DockOwned, Lakefront, OnReservor, TreeMature    **Interior Amen:** CeilCath, CeilVaultd, HrdwdFloor, Skylights, WalklnClos, WinWood  
**Lot Size:** irr    **Acres:** 1/2-1 Acre    **# of Acr:** 0.90    **Exterior Amen:** BarnMini, DrvAsphalt  
**Condo Description:**

**Utilities**

**Heating:** ForcedAir    **Fuel:** Gas    **Primary Water Src:** MunWtrConn  
**Cooling:** CentrElec    **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  
**LAgnt:** 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