Residential/Condo **Media:** 12 http://www.distinctivein

BLC#: 21029198 **RES** **Status:** Active **Area:** 4904 **LP:** $1,850,000

10741 Sand Key Cl **Lt:** 39.9211 **Ln:** -85.97 **Map:**

Town: Indianapolis **Twp:** Lawrence **Zip:** 46256 **School:** Lawrence Township

Legal: Masthead **Section:** 4 **Lot:** 136 **County:** Marion

Tax ID: MAR4022623 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** $4,763

Subdiv: Masthead **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2009

Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1993 **Est.Comp.Date:**

Loc:

Rooms: 13 **Bd:** 5

Floor#:

Unit Entry Level:

Levels: 2 Levels

Baths: 6

Parking:

SqFt			FB	HB
Upper:	1,641	**Upper Bth:**	2	0
Main:	2,658	**Main Bth:**	1	1
Approx M/U Total:	4,299	**Bsmt Bth:**	2	0
Basement:	2,752	**Total:**	5	1
Approx M/U & WOBSM:	7,051			
% Finished Basement:	75+%			
Source: Floorplans				

Bas: Y/9ft+Ceil, Finished, WalkOut

Frplc: 2/Basement, GreatRoom, GasStarter, GasLog

Foundation: BsmtPrCnc

Gar: Y/3CATC/GROPN,HEATD,KEYLS

Approx. Room Sizes/Descriptions

		L	F	W			L	F	W
Living:					**Master:**	16x16	M	C	Y
Family Rm:	35x25	B	C	Y	**2nd:**	15x13	U	C	Y
Great Rm:	25x21	M	C	Y	**3rd:**	13x12	U	C	Y
Dining:	14x13	M	C	Y	**4th:**	14x11	B	C	Y
Kitchen:	14x13	M	L	Y	**GuestRoom:**	30x23	U	C	Y
Brkfst Rm:	14x12	M	L	Y	**Office:**	17x16	B	L	Y
LaundryRm:	9x8	M	L	Y	**Office:**	9x8	M	C	Y

Directions

FALL CREEK TO SAND KEY LANE TO SAND KEY CIRCLE. PRIVATE DRIVE OFF END OF CUL-DE-SAC.

Property Description

Recently updated kitchen and new hardwoods thru main-New carpet on LL. Geist waterfront, main body of water, views from almost every rm, including the in-laws/apartment w/kit & separate entrance that can be reached by the elevator that goes to all three levels. Mstr ste on main w/spectacular view & 2 WI closets. Upstairs bdrm w/handicap accessible bath & wired for monitoring camera. Outdoor tile surround fenced pool area overlooking 3 boat docks. Walkout LL w/bar, 2 bdrms/2 baths, 2nd laundry.

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

EXCLUDES BOTH WASHERS/DRYERS ON MAIN LEVEL AND LL, REFRIGERATOR & FREEZER IN GARAGE, FREEZER IN LL, LARGE GAS GRILL. EXCLUDE WIND MOBILE, ALL FLAT SCREEN TV'S .

Description

Life Style: Detached **Arch Style:** TradAmer

Master BR: BathHalf, FullShrStl, MainLevel, WalkinClos, WhirlplTub

Appl: CookTopGas, Dishwasher, GrbgDispsl, JennType, OvenBltIn, OvenDouble, RefBltIn, RefrigBar

Equip: ElevPrivate, MultPhnLin, SecAlrmMon, SmokeAlarm, SmpPmp w/Bac, SurrndSnd, WetBar, WtrSftnPd

Lot Info: Cul-De-Sac, DockOwned, OnReservor

Lot Size: .40 **Acres:** 1/4-1/2 Acre **# of Acr:** 0.40

Exterior: DrivitType

Areas: DblSinksMn, FamilyRoom, GreatRoom, In-lawQtrs, LndryRmMn

Porch: PatioCovrd, DeckMain

Eating Area: CntrIsland, FormalDR

Interior Amen: AtticAcces, B/InBkShlv, CeilCath, HndcpAcces, ScrnsCompt, WalkInClos

Exterior Amen: DrvAsphalt, FenceFullR, PoolBlwGnd, SprnklrSys

Condo Description:

Utilities

Heating: ForcedAir **Fuel:** Gas **Primary Water Src:** MunWtrConn

Cooling: CentrlElec, CeilPadFan **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, RemvlSnow, SharedSecr

Office Information

TUCK17 : F.C. Tucker Company **OP:** 317-570-3800 **OF:** 317-570-3810 **Fdbk Email:** donnad@talktotucker.com

LAgt: 23890 : Donna Dellen **Pref:** 317-250-8115 **PF:** **Show:** 317-955-5555 **Fdbk:** 317-250-8115

Team Name: **Hm:** 317-844-2648 **Ofc Ext:** 0 **Cell:** 317-250-8115 **VM:**

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

Con1: **Poss:** Negotiable **Var:** N **Pager:**

Con2: **Auction Lic#:** **LD:** 06/01/2010 **BAC:** %2.04

Disc: **Disc Other:** MEDIA,AGOWN,DEFNN **XD:** **Entry Date:** 06/01/2010

Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 06/28/2010

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