Residential/Condo **Media:** 12 http://www.hqrealestate **SP:** $2,000,000
BLC#: 2913519 **RES** **Status:** Sold **Area:** 2912 **LP:** $2,750,000

14851 E 113th ST **Lt:** 39.9533 **Ln:** -85.90 **Map:** North 113 East 148
Town: Fortville **Twp:** Fall Creek **Zip:** 46040 **School:** Hamilton Southeastern
Legal: Block Lot S 01 T17 R05 **Section:** **Lot:** 1 **County:** Hamilton
Tax ID: HAM1315010000009000 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** $13,657
Subdiv: Block Lot S 01 T17 R05 **Tax Exempt:** None **Tax Yr Due:** 2008
Builder/Project/Contractor: **Const.Stage:** TrimStag **Yr Built:** 2008 **Est.Comp.Date:** 4/09
Patrick Verble
Loc:

SqFt			FB	HB
Upper:	3,784	**Upper Bth:**	3	1
Main:	3,979	**Main Bth:**	1	1
Approx M/U Total:	7,763	**Bsmt Bth:**	1	0
Basement:	3,979	**Total:**	5	2
Approx M/U & WOBSM:	11,742			
% Finished Basement:	75+%	DOM: 355		
Source: Assessor				

Approx. Room Sizes/Descriptions

		L	F	W			L	F	W
Living:	24x20	M	C	N	**Master:**	17x17	M	H	N
Family Rm:	25x21	B	C	N	**2nd:**	17x13	U	C	N
Great Rm:	25x21	M	H	N	**3rd:**	18x13	U	C	N
Dining:	17x12	M	H	N	**4th:**	17x11	U	C	N
Kitchen:	24x14	M	H	N	**HomeTheatr:**	24x18	B	C	N
Brkfst Rm:	11x11	M	H	N	**Loft:**	57x27	U	C	N
ExerciseRm:	24x12	B	C	N	**Rec/PlayRm:**	25x21	B	H	N

Rooms: 16 **Bd:** 5
Floor#:
Unit Entry Level:
Levels: 2 Levels
Baths: 7
Parking:

Bas: Y/WalkOut
Foundation: BsmtPrCnc

Frplc: 4/Den/Library, FamilyRm, GreatRoom, LivingRoom
Gar: Y/4CATC/HEATD,REARL

Directions

113TH EAST OFF OLIO ROAD TO PROPERTY ON SOUTH SIDE OF STREET.

Property Description

Spectacular, Geist Waterfont, new construction, on almost 3 acres. Dramatic leaded glass entrance that flows into two story Great Room with a captivating view of the water. Innovative gourmet kitchen opens to dramatic wood ceilings in Great Room that also overlook serene views. Massive 6 car garage for ALL the vehicles. Main Level Master B/R offers tranquil views a bath that includes heated floors & unique shower of multiple shower heads. Walkout LL w/full kitchen/wetbar/hm theatre & more

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

Description

Life Style: Detached **Arch Style:** TradAmer
Master BR: Balcony, FTubSepShr, MainLevel, WalkinClos
Appl: CookTopGas, Dishwasher, GrbgDispsl, OvenBltIn, RefBltIn
Equip: SecAlrmMon, SecAlrmPd, SumpPump
Lot Info: Lakefront, OnReservor, TreeMature, Wooded
Lot Size: 0 **Acres:** 1-3 Acres **# of Acr:** 2.92

Exterior: Brick, Cedar
Areas: Foyer2Story, HomeTheatr, LoftArea, Rec/PlayRm, WineCellar
Porch: PatioOpen, PorchOpen
Eating Area: BrkfstRoom, CntrIsland, FormalDR
Interior Amen: AtticAcces, B/InBkShlv, CeilRaised, CeilTray, HrdwdFloor, WalkInClos
Exterior Amen: DrvAsphalt
Condo Description:

Utilities

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

Financial/Association Information

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

Office Information

TUCK17 : F.C. Tucker Company **OP:** 317-570-3800 **OF:** 317-570-3810 **Fdbk Email:** djdellen@aol.com
LAgt: 23890 : Donna Dellen **Pref:** 317-570-3800 **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:** AtClosing **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 03/19/2009 **BAC:** %2.0
Disc: **Disc Other:** DEFNN **XD:** 03/19/2010 **Entry Date:** 03/19/2009
Insp/Warr: WarrBuild **Direct Soliciting:** N **WD:** **Chg Date:** 04/28/2010

Pending/Sold Information

SA: 4643 Debbie Juleen CC/Buyers Asst: $0 DP: 03/09/2010
SO: TUCK07 F.C. Tucker Company Est DC:04/16/10
Sold Terms: Conventnl SD: 0 DC: 04/28/2010

Requested by: Kimberly Carpenter

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

Wednesday, July 28, 2010 01:31 PM

Residential/Condo **Media:** 12 http://www.virtuallysho **SP:** $835,000
BLC#: 2950256 **RES** **Status:** Sold **Area:** 2912 **LP:** $865,000

12931 WATER RIDGE **Lt:** 39.9326 **Ln:** -85.93 **Map:** North 129 East 100
Town: ¤MCCORDSVILLE **Twp:** ¤Fall Creek **Zip:** ¤46055 **School:** Hamilton Southeastern
Legal: CAMBRIDGE **Section:** 11 **Lot:** 199 **County:** ¤HAMILTON
Tax ID: HAM13151100050170000 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** ¤$6,186
Subdiv: CAMBRIDGE **Tax Exempt:** HmTxExNotR, MrTxExNotR **Tax Yr Due:** ¤2009
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** ¤1995 **Est.Comp.Date:**

Loc:

Rooms: 12 **Bd:** 5
Floor#:
Unit Entry Level:
Levels: 2 Levels
Baths: 5
Parking:

SqFt			FB	HB
Upper:	1,972	**Upper Bth:**	3	0
Main:	2,032	**Main Bth:**	0	1
Approx M/U Total:	4,004	**Bsmt Bth:**	1	0
Basement:	¤1,972	**Total:**	4	1
Approx M/U & WOBSM:	5,976			
% Finished Basement:	75+%	DOM: 192		
Source: Assessor				

Bas: Y/DayliteWin, Finished, WalkOut **Frplc:** 2/GreatRoom, FamilyRm
Foundation: BsmtPrCnc **Gar:** Y/3CATC/FINGR,KEYLS

Approx. Room Sizes/Descriptions

		L	F	W			L	F	W
Living:					**Master:**	19X15	U	C	Y
Family Rm:	30X20	B	C	N	**2nd:**	13X12	U	C	Y
Great Rm:	19X15	M	C	N	**3rd:**	13X13	U	C	Y
Dining:	14X13	M	C	Y	**4th:**	13X11	U	C	Y
Kitchen:	15X10	M	T	Y	**5thBedroom:**	13X13	B	C	Y
Brkfst Rm:	15X12	M	T	N	**HearthRoom:**	15X12	M	T	Y
DenLibrary:	16X12	M	C	Y					

Directions

FALL CREEK RD EAST OF BROOKSCHOOL PAST MARINA TO 96TH ST. EAST ON 96TH ST TO SPRINGSTONE TO WATER RIDGE. HOME ON LEFT.

Property Description

BEAUTIFUL 5BR/4.5BA HOME ON MAIN BODY OF GEIST SITUATED ON ONE OF THE BEST LOTS IN CAMBRIDGE.SOARING CLNGS,OPEN FLR PLN,BREATHTAKING VIEW.MAIN LVL GRT RM W/FRPL OPEN TO KIT & HRTH RM.DEN IS COZY & PRIV OFF 2STY ENTRY.KIT HAS GRANITE,SS APPLS & BRKFST BAR. DUAL STRCSE.MBR HAS ONE OF THE BEST VIEWS OF THE LAKE.UPPER BDRMS ARE SPACIOUS W/GOOD CLST SP.LL WLK-OUT HAS WET BAR,GAME AREA,FRPL,FULL BA & 5TH BR.1000 BOTTLE WINE CELLAR.PRIV DOCK,BOAT LIFT & CANOPY+JET SKI LIFT.EXEMPTS HAVE BEEN FILED 2010

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

BOAT DOCK, BOAT LIFT & JET SKI LIFT INCLUDED WITH PROPERTY. EXEMPTIONS HAVE BEEN FILED TO BE REFLECTED IN 2010 SEMI ANNUAL APPROX $3659.

Description

Life Style: Detached **Arch Style:** TradAmer **Exterior:** Brick, CompSidCmt
Master BR: DblSinks, FTubSepShr, WalkinClos, WhirlplTub **Areas:** DenLibrary, Foyer2Story, GreatRoom, Jk&JilBath, LaundryRm
Appl: CookTopEle, Dishwasher, Dryer, GrbgDispsl, MicroHood, OvenBltIn, Refrigratr, Washer **Porch:** DeckUp, PorchScrnd
Eating Area: BrkfstBar, BrkfstRoom, FormalDR, Pantry
Equip: SecAlrmPd, SumpPump, WetBar, WtrSftnPd **Interior Amen:** B/InBkShlv, CeilCath, HrdwdFloor, WalkInClos, WetBar, WdWkPaintd
Lot Info: Cul-De-Sac, DockOwned, Lakefront, OnReservor **Exterior Amen:** DrvConcret, SprnklrSys
Lot Size: 80X170 **Acres:** 1/4-1/2 Acre **# of Acr:** ¤0.40 **Condo Description:**

Utilities

Heating: ForcedAir **Fuel:** Gas **Primary Water Src:** MunWtrConn
Cooling: CentrlElec **Water Htr:** Gas **Primary Sewage Disp:** MunSwrConn
Utility Option: CableAvail, GasAvail

Financial/Association Information

Poss Fincg: Conventnl, ICON **Ownshp Int:** MandFee **Fee Pd:** SemiAnnu **Fee Amt:** $350
Fee Includes: EntryComm, MaintCommon, PrkPlygrnd, RemvlSnow, RemvlTrash

Office Information

TUCK09 : F.C. Tucker Company **OP:** 317-844-4200 **OF:** 317-843-4435 **Fdbk Email:** mel@mibor.net
LAgt: 14005 : Melissa Vurpillat **Pref:** 317-374-3491 **PF:** **Show:** 317-955-5555 **Fdbk:** 317-216-6367
Team Name: **Hm:** 317-577-4313 **Ofc Ext:** 0 **Cell:** 317-374-3491 **VM:** 317-216-6367
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** 317-580-7881 **Toll:**
Con1: **Poss:** AtClosing **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 10/05/2009 **BAC:** %2.66SP
Disc: **Disc Other:** COVEN **XD:** 09/11/2010 **Entry Date:** 10/06/2009
Insp/Warr: General **Direct Soliciting:** N **WD:** **Chg Date:** 06/04/2010

Pending/Sold Information

SA: 23465 Brad Baxter CC/Buyers Asst: $0 DP: 04/15/2010
SO: WMMC01 Weichert, REALTORS(R) McDonald Est DC:05/05/10
Sold Terms: Conventnl SD: 0 DC: 05/06/2010

Requested by: Kimberly Carpenter

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

Wednesday, July 28, 2010 01:31 PM

Residential/Condo **Media:** 12 http://paulbateshomes.c www.paulbateshomes.cor **SP:** $780,000
BLC#: 21021665 **RES** **Status:** Sold **Area:** 2912 **LP:** $849,500

12023 Sail Place Dr **Lt:** 39.9343 **Ln:** -85.94 **Map:** North 160 East 120
Town: ¤INDIANAPOLIS **Twp:** ¤Fall Creek **Zip:** ¤46256 **School:** Hamilton Southeastern
Legal: ¤SAIL PLACE + 1/20th in **Section:** **Lot:** 16 **County:** ¤HAMILTON
Tax ID: HAM1315100014016000 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** ¤$3,146
Subdiv: ¤SAIL PLACE + 1/20th ir **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** ¤2009
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 2000 **Est.Comp.Date:**

Loc:

Rooms: 12 **Bd:** 4
Floor#:
Unit Entry Level:
Levels: 1 Level
Baths: 5
Parking:

SqFt			FB	HB
Upper:	0	**Upper Bth:**	0	0
Main:	¤2,400	**Main Bth:**	2	0
Approx M/U Total:	2,400	**Bsmt Bth:**	2	1
Basement:	¤2,400	**Total:**	4	1
Approx M/U & WOBSM:	4,800			
% Finished Basement:	75+%	DOM: 1		
Source: Assessor				

Approx. Room Sizes/Descriptions

		L	F	W			L	F	W
Living:					**Master:**	18X15	M	C	Y
Family Rm:	23X17	B	C	N	**2nd:**	16X16	B	C	N
Great Rm:	15X15	M	C	Y	**3rd:**	15X15	B	C	N
Dining:	13X12	M	C	Y	**4th:**				
Kitchen:	17X12	M	T	Y	**HearthRoom:**	17X14	M	T	Y
Brkfst Rm:					**ExerciseRm:**	11X10	B	C	N
DenLibrary:	12X11	M	C	Y	**BonusRoom:**	21X14	B	C	N

Bas: Y/9ft+Ceil, Finished, WalkOut **Frplc:** 3/Basement, GreatRoom, Hearth Room
Foundation: BsmtPrCnc **Gar:** Y/3CATC/FINGR,GROPN,KEYLS,LDCF

Directions

East on Fall Creek from 96th Street. At Stoplight/Intersection of Fall Creek & Brooks School Rd turn right into Sail Place. Immediate L on Sail Place to Home at bottom of CDS.

Property Description

Enjoy maintenance free living w/this exceptional Geist H2Ofront ranch. CDS lot offers best lot in Sail Place w/privacy & H2O views from almost every room. Entertain family/friends in W/O LL complete w/Wet-bar/Fireplace/FR. Kitch boast new SS & Granite/Centrisle, Hearth RM w/Fireplace & H2O view. After day of boating, enjoy outdoor living on choice of Screened Porch or W/O LL Patio. Deluxe Mstr Retreat is split for privacy. Home Office offers Built-ins & Bath, can be a Guest Suite.

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

Please contact List Agent Paul Bates directly to Schedule all showings. List Agent must be present for all showings. Pre-qualified Buyer's only. For an exclusive On-line Photo-tour of 12023 Sail Place Drive, please visit: http://www.paulbateshomes.com/12023SailPlace/

Description

Life Style: Detached **Arch Style:** Contemp, Ranch **Exterior:** Brick, DrivitType
Master BR: MainLevel, Porch, SplitBedRm, Suite, WalkinClos **Areas:** DenLibrary, ExerciseRm, FoyerLarge, HearthRoom, LaundryRm
Appl: CookTopEle, Dishwasher, GrbgDispsl, Microwave, RefrigBar, Refrigratr **Porch:** PatioCovrd, PorchScrnd
Eating Area: BrkfstBar, CntrIsland, FormalDR, PntryWkIn
Equip: GasGrill, SecAlrmPd, SmokeAlarm, SmpPmpDual, WetBar, WtrSftnPd **Interior Amen:** AtticAcces, B/InBkShlv, CeilRaised, CeilTray, WalkInClos, WetBar
Lot Info: Cul-De-Sac, DockOwned, Lakefront, OnReservor **Exterior Amen:** DrvConcret, SprnklrSys
Lot Size: 0x0 **Acres:** 1/4-1/2 Acre **# of Acr:** ¤0.43 **Condo Description:**

Utilities

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

Financial/Association Information

Poss Fincg: Conventnl, ICON, LeaseW/Opt, VA **Ownshp Int:** MandFee **Fee Pd:** Monthly **Fee Amt:** $220
Fee Includes: AssocHmOwn, InsCommon, Lawncare, MaintAllGrd, ProfMgmt, RemvlSnow, SharedSecr

Office Information

PBRG01 : Paul Bates Realty Group, LLC **OP:** 317-409-1901 **OF:** 317-863-1488 **Fdbk Email:** paul@paulbateshomes.com
LAgt: 10199 : Paul Bates **Pref:** 317-409-1901 **PF:** 317-863-1488 **Show:** 317-955-5555 **Fdbk:** 317-409-1901
Team Name: **Hm:** 317-409-1901 **Ofc Ext:** 0 **Cell:** 317-409-1901 **VM:** 317-409-1901
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** **Toll:**
Con1: **Poss:** AtClosing **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 04/20/2010 **BAC:** %2.6
Disc: **Disc Other:** ONFIL **XD:** 08/31/2010 **Entry Date:** 04/21/2010
Insp/Warr: General **Direct Soliciting:** N **WD:** **Chg Date:** 05/03/2010

Pending/Sold Information

SA: 1713 Kevin Kirkpatrick CC/Buyers Asst: $0 DP: 04/21/2010
SO: PRIN01 Prudential Indiana Realty Grp Est DC:04/30/10
Sold Terms: Contract SD: 0 DC: 04/30/2010

Requested by: Kimberly Carpenter

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

Residential/Condo **Media:** 12 http://tours.tourfactory. **SP:** $595,000
BLC#: 21012017 **RES** **Status:** Sold **Area:** 2912 **LP:** $599,000

11108 Manteo CT **Lt:** 39.9508 **Ln:** -85.89 **Map:** North 126 East 111
Town: Fortville **Twp:** Fall Creek **Zip:** 46040 **School:** Hamilton Southeastern
Legal: Intracoastal at Geist **Section:** **Lot:** 90 **County:** Hamilton
Tax ID: HAM1313010019005000 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** $4,968
Subdiv: Intracoastal at Geist **Tax Exempt:** None **Tax Yr Due:** 2009
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 2006 **Est.Comp.Date:**

Loc:

Rooms: 13 **Bd:** 6
Floor#:
Unit Entry Level:
Levels: 2 Levels
Baths: 4
Parking:

SqFt			FB	HB
Upper:	1,689	**Upper Bth:**	2	0
Main:	2,034	**Main Bth:**	1	0
Approx M/U Total:	3,723	**Bsmt Bth:**	1	0
Basement:	2,034	**Total:**	4	0
Approx M/U & WOBSM:	5,757			
% Finished Basement:	75+%	DOM: 40		
Source: Assessor				

Bas: Y/9ft+Ceil, Finished, WalkOut **Frplc:** 1/GreatRoom
Foundation: BsmtPrCnc **Gar:** Y/3CATC/FINGR,GROPN,SIDEL

Approx. Room Sizes/Descriptions

		L	F	W			L	F	W
Living:					**Master:**	20x14	U	C	Y
Family Rm:					**2nd:**	14x11	M	C	Y
Great Rm:	22x16	M	C	N	**3rd:**	18x11	U	C	Y
Dining:	17x11	M	C	N	**4th:**	11x11	U	C	Y
Kitchen:	16x14	M	T	N	**5thBedroom:**	14x11	M	C	Y
Brkfst Rm:	16x12	M	T	Y	**6thBedroom:**	18x15	B	C	N
DenLibrary:	14x11	M	C	Y	**HomeTheatr:**	23x14	B	C	N

Directions

116th St east to Olio Rd. South on Olio to 113th St. East on 113th to entrance of Intracoastal at Geist. Turn right on Newbury Port Dr. Turn roght on Lexi Ln. Turn left on Lattitude. Turn left on Manteo Ct.

Property Description

Fantastic waterfront home on Geist w/deeded boat dock. 2-story entry, 6BRs+den. Main flr BR for the in-laws. Great rm w/16' clngs, frplc & panoramic wall of windows overlooking Geist. Kitchen w/large breakfast bar, beautiful cherry cabinets w/black granite tops & double convection oven. Fabulous LL w/theater, kitchenette w/wet bar, family rm & pool table area, 6th BR or exercise rm & full BA. Multiple decks off the eating area & LL for fabulous sunset views of Geist. Located in Fishers.

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

Description

Life Style: Detached **Arch Style:** TradAmer
Master BR: DblSinks, FTubSepShr, GardenTub, Suite, WalkinClos
Appl: CookTopEle, Dishwasher, GrbgDispsl, Microwave, OvenCnvctn, OvenDouble, Refrigratr
Equip: MultPhnLin, NetworkRdy, SecAlrmPd, SmokeAlarm, SumpPump, WetBar
Lot Info: Cul-De-Sac, DockOwned, Lakefront, OnReservor
Lot Size: 0.37 AC **Acres:** 1/4-1/2 Acre **# of Acr:** 0.37

Exterior: Brick, CompSidWd
Areas: DenLibrary, Foyer2Story, GreatRoom, HomeTheatr, OthrBdMain
Porch: DeckMul, PatioCovrd
Eating Area: BrkfstBar, EatInKitch, FormalDR, PntryWkIn
Interior Amen: AtticAcces, CeilRaised, CeilTray, WalkInClos, WdWkPaintd, WinVinyl
Exterior Amen: DrvConcret, Pool-House, PoolCommu
Condo Description:

Utilities

Heating: ForcedAir **Fuel:** Gas **Primary Water Src:** MunWtrConn
Cooling: CentrlElec **Water Htr:** Gas **Primary Sewage Disp:** MunSwrConn
Utility Option: GasConn

Financial/Association Information

Poss Fincg: Conventnl **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** $500
Fee Includes: Pool, PrkPlygrnd, RemvlSnow

Office Information

PRIN01 : Prudential Indiana Realty Grp **OP:** 317-595-2100 **OF:** 317-595-6200 **Fdbk Email:** dick@dickrichwine.com
LAgt: 2678 : Dick Richwine **Pref:** 317-558-6800 **PF:** **Show:** 317-955-5555 **Fdbk:** 317-558-6800
Team Name: The Richwine Group **Hm:** 317-558-6800 **Ofc Ext:** 0 **Cell:** **VM:** 317-558-6800
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** 317-558-6800 **Toll:**
Con1: **Poss:** Negotiable **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 03/05/2010 **BAC:** %2.8
Disc: **Disc Other:** ONFIL **XD:** 06/05/2010 **Entry Date:** 03/08/2010
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 05/14/2010

Pending/Sold Information

SA: 5981 Dale Billman CC/Buyers Asst: $175 DP: 04/14/2010
SO: TUCK03 F.C. Tucker Company Est DC:05/13/10
Sold Terms: Conventnl SD: 0 DC: 05/13/2010

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

Residential/Condo **Media:** 12 http://tours.tourfactory. **SP:** $569,000
BLC#: 2855452 **CND** **Status:** Sold **Area:** 2912 **LP:** $599,900

9720 Marina Village DR **Lt:** 39.9294 **Ln:** -85.94 **Map:** North 110 East 116
Town: Indianapolis **Twp:** Fall Creek **Zip:** 46256 **School:** Hamilton Southeastern
Legal: Marina Village **Section:** **Lot:** K2 **County:** Hamilton
Tax ID: HAM9720MarinaVillage **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** $2,700
Subdiv: Marina Village **Tax Exempt:** None **Tax Yr Due:** 2009
Builder/Project/Contractor: Chesapeake **Const.Stage:** UnderRc **Yr Built:** 2008 **Est.Comp.Date:** 2008
Loc: BldgPrivateEntry

Rooms: 10 **Bd:** 3
Floor#: 1
Unit Entry Level: 1
Levels: 2 Levels
Baths: 3
Parking:

Bas: N

Foundation: Slab

SqFt			FB	HB
Upper:	1,898	**Upper Bth:**	2	0
Main:	1,520	**Main Bth:**	1	0
Approx M/U Total:	3,418	**Bsmt Bth:**	0	0
Basement:	0	**Total:**	3	0
Approx M/U & NOBSM:	3,418			
% Finished Basement:		DOM: 566		
Source: Floorplans				

Frplc: 1/GreatRoom, GasLog

Gar: Y/2CATC/FINGR,GROPN

Approx. Room Sizes/Descriptions

		L	F	W			L	F	W
Living:					**Master:**	16x13	U	C	N
Family Rm:					**2nd:**	15x13	U	C	N
Great Rm:	24x13	M	C	N	**3rd:**	13x13	U	C	N
Dining:					**4th:**				
Kitchen:	17x14	M	T	N	**LaundryRm:**	14x07	M	T	N
Brkfst Rm:	12x09	M	T	N	**Loft:**	18x17	U	C	N
DenLibrary:	15x12	M	C	N					

Directions

465 to I69, take 96th St exit, east on 96th St to Fall Creek Rd, north on Fall Creek Road to just before bridge over main body at Geist. Marina Village shopping center on right. Turn in & follow to listing.

Property Description

Outstanding Quality and Craftsmanship throughout this Geist waterfront home! Enjoy maintenance free living with boat docks available for purchase. Quality details include: walk-in closets, luxurious Master Suite, custom trimwork and high end appliance package are all standard. Granite tops in Kitchen and all 3 baths.

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

Description

Life Style: Attached **Arch Style:** CapeCod, TradAmer **Exterior:** ShnglShake
Master BR: DblSinks, FTubSepShr, GardenTub, Suite, WalkinClos **Areas:** DenLibrary, FoyerLarge, GreatRoom, LndryRmMn, LoftArea
Appl: CookTopEle, Microwave, OvenBltIn **Porch:** PatioOpen
Eating Area: BrkfstRoom, PntryWkIn
Equip: SmokeAlarm **Interior Amen:** CeilRaised, WalkInClos, WdWkPaintd, WdWkStaind

Lot Info: Lakefront, OnReservor, Riverfront, WaterAcces **Exterior Amen:** DrvConcret, SprnklrSys
Lot Size: .16 **Acres:** <1/4 Acre **# of Acr:** 0.16 **Condo Description:** BldgPrivateEntry

Utilities

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

Financial/Association Information

Poss Fincg: Conventnl, ICON **Ownshp Int:** PUD **Fee Pd:** Monthly **Fee Amt:** $225
Fee Includes: AssocHmOwn

Office Information

PRIN01 : Prudential Indiana Realty Grp **OP:** 317-595-2100 **OF:** 317-595-6200 **Fdbk Email:** dick@dickrichwine.com
LAgt: 2678 : Dick Richwine **Pref:** 317-558-6800 **PF:** **Show:** 317-955-5555 **Fdbk:** 317-558-6800
Team Name: The Richwine Group **Hm:** 317-558-6800 **Ofc Ext:** 0 **Cell:** **VM:** 317-558-6800
CoAgt/Asst: David Hall **Pref:** 317-546-4720 **Type:** Exclusive Right to Sell **Dir:** 317-558-6800 **Toll:**
Con1: **Poss:** AtClosing **Var:** Y **Pager:**
Con2: **Auction Lic#:** **LD:** 09/25/2008 **BAC:** %2.6%SP
Disc: **Disc Other:** NOREQ **XD:** 09/25/2010 **Entry Date:** 09/25/2008
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 05/28/2010

Pending/Sold Information

SA: 4950 Bif Ward CC/Buyers Asst: $0 DP: 04/14/2010
SO: TUCK14 F.C. Tucker Company Est DC:06/03/10
Sold Terms: Cash SD: 0 DC: 05/27/2010

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

Residential/Condo **Media:** 12 **SP:** **$309,880**

BLC#: 2954653 **RES** **Status:** Sold **Area:** 2912 **LP:** $336,501

11180 Newburyport DR **Lt:** 39.9513 **Ln:** -85.89 **Map:** North 113 East 155

Town: Fortville **Twp:** Fall Creek **Zip:** 46040 **School:** Hamilton Southeastern

Legal: Intracoastal **Section:** **Lot:** 116 **County:** Hamilton

Tax ID: HAM11180Newburyportl **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** $100

Subdiv: Intracoastal **Tax Exempt:** None **Tax Yr Due:** 2009

Builder/Project/Contractor: Centex Homes **Const.Stage:** Complet **Yr Built:** 2009 **Est.Comp.Date:** NOW

Loc:

Rooms: 9 **Bd:** 4

Floor#:

Unit Entry Level:

Levels: 2 Levels

Baths: 3

Parking: 3

SqFt			FB	HB
Upper:	1,203	**Upper Bth:**	2	0
Main:	1,484	**Main Bth:**	0	1
Approx M/U Total:	2,687	**Bsmt Bth:**	0	0
Basement:	1,322	**Total:**	2	1
Approx M/U & BSMNT:	4,009			
% Finished Basement:	0-25%	DOM: 180		
Source: Builder				

Bas: Y/9ft+Ceil, PlumbRough **Frplc:** 1/GasLog, GreatRoom

Foundation: BsmtPrCnc **Gar:** Y/3CATC/GROPN

Approx. Room Sizes/Descriptions

		L	F	W			L	F	W
Living:					**Master:**	17x13	U	C	N
Family Rm:					**2nd:**	11x12	U	C	N
Great Rm:	28x16	M	H	N	**3rd:**	11x11	U	C	N
Dining:	12x14	M	C	N	**4th:**	11x11	U	C	N
Kitchen:	11x15	M	H	N					
Brkfst Rm:	11x11	M	H	N					
DenLibrary:	11x13	M	C	N					

Directions

Take I-69 to Exit 5 (116th St). Turn east onto 116th Street. Proceed 3.5 miles to Olio Road turn right on Olio Road to a left on 113th Street. Go approximately 1 mile to community on the right.

Property Description

Corner Cul-de-sac home with hardwoods in great room, kitchen, entry. Fabulous butlers pantry from kitchen to dining room, gourmet kitchen, very open floor plan! Great main level office, convenient laundry upstairs! BOAT DOCK INCLUDED FOR THIS GREAT HOME AT GEIST!!!! Hurry....won't last long!

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

Description

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

Master BR: DblSinks, FTubSepShr, GardenTub, WalkinClos

Appl: CookTopEle, Dishwasher, GrbgDispsl, Microwave, OvenCnvctn, OvenDouble, RangeHdFan, Refrigratr

Equip: SumpPump

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

Lot Size: 102x139x67x143 **Acres:** 1/4-1/2 Acre **# of Acr:** 0.30

Exterior: Brick, CompSidCmt

Areas: DblSinksMn, DenLibrary, GreatRoom, LndryRmUp

Porch: DeckMain

Eating Area: BrkfstBar, BrkfstRoom, FormalDR

Interior Amen: CeilRaised, CeilTray, HrdwdFloor, ScrnsCompt, WalkInClos, WinVinyl

Exterior Amen: DrvConcret, PoolCommu

Condo Description:

Utilities

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

Cooling: CentrlElec **Water Htr:** Gas **Primary Sewage Disp:** MunSwrConn

Utility Option: CableAvail, GasConn, HighSpdAvl

Financial/Association Information

Poss Fincg: **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** $700

Fee Includes: AssocBldr, EntryComm, InsBldHaz, Pool, ProfMgmt

Office Information

DEAN01 : Pulte Homes Realty **OP:** 317-575-2350 **OF:** 317-575-2355 **Fdbk Email:**

LAgt: 17707 : Charles Larman **Pref:** 615-589-4870 **PF:** **Show:** 615-589-4870 **Fdbk:** 615-589-4870

Team Name: **Hm:** - - **Ofc Ext:** 0 **Cell:** **VM:**

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

Con1: Model Sales 615-589-4870 **Poss:** AtClosing **Var:** N **Pager:**

Con2: **Auction Lic#:** **LD:** 11/03/2009 **BAC:** %3

Disc: **Disc Other:** COVEN **XD:** 06/30/2010 **Entry Date:** 11/03/2009

Insp/Warr: WarrBuild **Direct Soliciting:** N **WD:** **Chg Date:** 07/07/2010

Pending/Sold Information

SA: 19670 Matthew Kressley CC/Buyers Asst: $0 DP: 05/02/2010

SO: TUCK10 F.C. Tucker Company Est DC:07/19/10

Sold Terms: Conventnl SD: 0 DC: 06/22/2010

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

Residential/Condo **Media:** 12 **SP:** **$725,000**

BLC#: 21020617 **RES** **Status:** Sold **Area:** 4904 **LP:** $795,000

¤9407 PROMONTORY CI **Lt:** 39.9245 **Ln:** -85.95· **Map:** North 88 East 115

Town: ¤INDIANAPOLIS **Twp:** ¤LAWRENCE **Zip:** ¤46236 **School:** Lawrence Township

Legal: ADMIRALS POINTE **Section:** 1 **Lot:** 10 **County:** ¤MARION

Tax ID: MAR4028416 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** $3,073

Subdiv: ADMIRALS POINTE **Tax Exempt:** HmTxEx **Tax Yr Due:** ¤2009

Builder/Project/Contractor: **Const.Stage:** **Yr Built:** ¤1990 **Est.Comp.Date:**

Loc:

Rooms: 12 **Bd:** 4

Floor#:

Unit Entry Level:

Levels: 1 Level

Baths: 5

Parking:

SqFt			FB	HB
Upper:	0	**Upper Bth:**	0	0
Main:	¤2,748	**Main Bth:**	2	1
Approx M/U Total:	2,748	**Bsmt Bth:**	2	0
Basement:	¤2,666	**Total:**	4	1
Approx M/U & WOBSM:	5,414			
% Finished Basement:	50-75%	DOM: 53		
Source: Assessor				

Approx. Room Sizes/Descriptions

		L	F	W			L	F	W
Living:					**Master:**	19x13	M	C	Y
Family Rm:	26x21	B	C	Y	**2nd:**	13x13	M	C	Y
Great Rm:	22x20	M	C	Y	**3rd:**	16x16	B	C	Y
Dining:	13x13	M	C	Y	**4th:**	25x14	B	C	Y
Kitchen:	15x14	M	T	Y	**DenLibrary:**	13x12	M	C	Y
Brkfst Rm:	15x09	M	T	Y	**LaundryRm:**	09x09	M	T	Y
SunRoom:	15x15	M	C	Y					

Bas: Y/9ft+Ceil, DayliteWin, Finished, WalkOut **Frplc:** 2/FamilyRm, GasLog, GreatRoom

Foundation: BsmtPrCnc **Gar:** Y/3CATC/FINGR,GROPN,SRVDR,STOR

Directions

Admirals Pointe Drive to a Promontory Rd. Turn left. Promonotory Circle 2nd right. Home on right.

Property Description

Sunrise over Geist from most rooms! Cul-de-sac .5 acre lot. Updated granite center island KT w/adjacent sun room, deck w/retractable awning. Vaulted main level great room w/wall of windows overlooking Geist & masonry fireplace. Master suite has more lake view. Walkout has 2nd masonry fireplace, wet bar, 2 full baths, 2 bedrooms, lots of storage & spacious patio. Stationary deep water dock w/water, electricity & shore station. Surround sound, paver driveway & irrigation system. Home warranty.

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

Description

Life Style: Detached **Arch Style:** Ranch, TradAmer **Exterior:** Brick, Cedar

Master BR: DblSinks, FTubSepShr, Suite, WalkinClos, WhirlplTub **Areas:** DenLibrary, FoyerLarge, LndryRmMn, SunRoom, Workshop

Appl: CookTopEle, Dishwasher, Dryer, GrbgDispsl, JennType, Microwave, OvenBltIn, Refrigratr, Washer **Porch:** DeckMain, PorchCovrd

Eating Area: BrkfstRoom, CntrIsland, KitUpdated, Pantry

Equip: MultPhnLin, RadonSystm, SecAlrmMon, SecAlrmRnt, SumpPump, WetBar **Interior Amen:** CeilCath, CeilVaultd, HrdwdFloor, ScrnsCompt, WalkInClos, WetBar

Lot Info: Cul-De-Sac, DockOwned, Lakefront, OnReservor **Exterior Amen:** DrvPavers, SprnklrSys

Lot Size: Irregullar **Acres:** 1/2-1 Acre **# of Acr:** ¤0.50 **Condo Description:**

Utilities

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

Cooling: CeilPadFan, CentrlElec **Water Htr:** Electric **Primary Sewage Disp:** MunSwrConn

Utility Option: CableConn, GasConn, HighSpdAvl

Financial/Association Information

Poss Fincg: Conventnl, ICON **Ownshp Int:** MandFee, PUD **Fee Pd:** Annually **Fee Amt:** $425

Fee Includes: AssocHmOwn, InsCommon, MaintCommon, ProfMgmt, RemvlSnow, SharedSecr

Office Information

TUCK06 : F.C. Tucker Company **OP:** 317-849-5050 **OF:** 317-577-5486 **Fdbk Email:** marieippolito@marieippolito.com

LAgt: 17002 : Marie Ippolito **Pref:** 317-409-4562 **PF:** 317-826-8097 **Show:** 317-955-5555 **Fdbk:** 317-409-4562

Team Name: **Hm:** 317-409-4562 **Ofc Ext:** 0 **Cell:** 317-409-4562 **VM:**

CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** 317-409-4562 **Toll:**

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

Con2: **Auction Lic#:** **LD:** 04/16/2010 **BAC:** %2.76sp

Disc: **Disc Other:** COVEN,DEFNN,ONFIL **XD:** 10/16/2010 **Entry Date:** 04/16/2010

Insp/Warr: Warranty Homebuyers **Direct Soliciting:** N **WD:** **Chg Date:** 06/29/2010

Pending/Sold Information

SA: 4562 Beth Binkley CC/Buyers Asst: $0 DP: 06/08/2010

SO: BINK01 Real Estate Results, INC Est DC:08/08/10

Sold Terms: Cash SD: 0 DC: 06/25/2010

Requested by: Kimberly Carpenter

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

Wednesday, July 28, 2010 01:31 PM

Residential/Condo **Media:** 12 http://tour.circlepix.com www.mikeclarkrealtor.com **SP:** $669,400
BLC#: 21024043 **RES** **Status:** Sold **Area:** 4904 **LP:** $687,000

¤8736 OTTER COVE Cl **Lt:** 39.9155 **Ln:** -85.96 **Map:** North 87 East 112
Town: ¤INDIANAPOLIS **Twp:** ¤LAWRENCE **Zip:** ¤46236 **School:** Lawrence Township
Legal: ADMIRALS SOUND **Section:** 4 **Lot:** 140 **County:** ¤MARION
Tax ID: MAR4030461 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** $3,029
Subdiv: ADMIRALS SOUND **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2009
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** ¤1997 **Est.Comp.Date:**

Loc:

Rooms: 19 **Bd:** 5
Floor#:
Unit Entry Level:
Levels: 2 Levels
Baths: 4
Parking:

SqFt			FB	HB
Upper:	982	**Upper Bth:**	1	0
Main:	2,808	**Main Bth:**	1	1
Approx M/U Total:	3,790	**Bsmt Bth:**	1	0
Basement:	1,714	**Total:**	3	1
Approx M/U & WOBSM:	5,504			
% Finished Basement:	75+%	DOM: 41		
Source: Appraisal				

Bas: Y/9ft+Ceil, Finished, WalkOut **Frplc:** 3/GreatRoom, FamilyRm, MasterBdRm, GasLog
Foundation: BsmtPrCnc **Gar:** Y/3CATC/FINGR,KEYLS,GROPN,SRVI

Approx. Room Sizes/Descriptions

		L	F	W			L	F	W
Living:					**Master:**	19x15	M	C	Y
Family Rm:	26x17	B	C	N	**2nd:**	17x12	U	C	Y
Great Rm:	26x17	M	H	N	**3rd:**	15x12	U	C	Y
Dining:	15x14	M	C	Y	**4th:**	14x13	B	C	Y
Kitchen:	17x16	M	T	Y	**ExerciseRm:**	14x11	B	C	N
Brkfst Rm:	12x12	M	T	Y	**SunRoom:**	22x17	M	T	N
DenLibrary:	16x15	U	C	N	**Rec/PlayRm:**	26x11	B	C	N

Directions

Just north of 86th & Oaklandon Take Old Stone Drive into Admirals Sound to the 5th Cul-de-sac on left-turn left on Otter Cove to home on right.

Property Description

CK OUT VIRTUAL TOUR! Boat,Ski,Swim & Fish from your own Home on Geist! Fabulous 7/10th's Acre Park Like Cul-de-sac Setting offering a "1-of-a-Kind" Custom Architecture,a Main Master Suite w/1 of 3 Frplcs,High Ceilings,& Finished Walk-Out! Enjoy your own Dock, Boat & Wave Runner Lifts,a Sandy Beach & Fire Pit Area, & many other Features & Updates not available in Higher Priced Geist Water Homes. Very Cool! Ck it Out! Just Priced at $687,000! Great "Low" Semi-Taxes estimated @ $3029 half in 2011!

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

This home "has it all"! Perfect home for children & pets if they love water activities! If you have a buyer who does not want to spend $800,000+ for Geist Water properties, then "Look no Further"! Brochures available upon Request! Immediate Occupancy! This home will easily appraise and is priced to sell!

Description

Life Style: Detached **Arch Style:** TradAmer, TwoStory **Exterior:** Brick, CompSidWd
Master BR: MainLevel, Suite, WhirlplTub, Fireplace, FTubSepShr **Areas:** DenLibrary, FamilyRoom, GreatRoom, SunRoom, FoyerLarge
Appl: Dishwasher, GrbgDispsl, KitExhaust, Microwave, OvenBltIn, OvenDouble, Refrigratr, CookTopEle, WineClUnit **Porch:** DeckMul, PatioOpen
Eating Area: FormalDR, PntryWkIn, CntrIsland, KitUpdated
Equip: HotTub, MultPhnLin, SumpPump, SurrndSnd, WetBar, SecAlrmPd, SmokeAlarm **Interior Amen:** AtticAcces, CeilCath, HrdwdFloor, WetBar, WalkInClos, WdWkStnPnt
Lot Info: DockOwned, OnReservor, Lakefront **Exterior Amen:** DrvAsphalt, SprnklrSys, OutFpl/Pit
Lot Size: ¤0.70 AC **Acres:** 1/4-1/2 Acre **# of Acr:** ¤0.70 **Condo Description:**

Utilities

Heating: DualSystem, ForcedAir, Humidifier **Fuel:** Gas **Primary Water Src:** MunWtrConn
Cooling: CeilPadFan, CentrlElec **Water Htr:** Gas **Primary Sewage Disp:** MunSwrConn
Utility Option: CableConn, GasConn, HighSpdAvl

Financial/Association Information

Poss Fincg: Conventnl, ICON, VA **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** $425
Fee Includes: AssocBldr, EntryComm, InsCommon, ProfMgmt, RemvlSnow, SharedSecr, MaintCommon

Office Information

TUCK06 : F.C. Tucker Company **OP:** 317-849-5050 **OF:** 317-577-5486 **Fdbk Email:** mikeclark@talktotucker.com
LAgt: 17548 : Michael Clark **Pref:** 317-340-5812 **PF:** **Show:** 317-955-5555 **Fdbk:** 317-340-5812
Team Name: **Hm:** 317-823-2521 **Ofc Ext:** 0 **Cell:** 317-340-5812 **VM:** 317-329-8992
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** **Toll:**
Con1: **Poss:** AtClosing **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 05/03/2010 **BAC:** %2.94sp
Disc: **Disc Other:** ONFIL,AGOWN,COVEN,DEFNN **XD:** 07/04/2010 **Entry Date:** 05/03/2010
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 07/22/2010

Pending/Sold Information

SA: 25793 William Cass CC/Buyers Asst: $0 DP: 06/13/2010
SO: TUCK06 F.C. Tucker Company Est DC:09/16/10
Sold Terms: Cash SD: 0 DC: 07/16/2010

Requested by: Kimberly Carpenter

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

Wednesday, July 28, 2010 01:31 PM

Residential/Condo **Media:** 12 **SP:** **$660,000**
BLC#: 21020311 **RES** **Status:** Sold **Area:** 4904 **LP:** $722,000

9284 Bluestone Cl **Lt:** 39.9218 **Ln:** -85.95 **Map:**
Town: Indianapolis **Twp:** Lawrence **Zip:** 46236 **School:** Lawrence Township
Legal: Admirals Pointe **Section:** 4 **Lot:** 112 **County:** Marion
Tax ID: MAR4028518 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** $3,872
Subdiv: Admirals Pointe **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2009
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1990 **Est.Comp.Date:**

Loc:

Rooms: 13 **Bd:** 4
Floor#:
Unit Entry Level:
Levels: 1 Level
Baths: 3
Parking:

SqFt			FB	HB
Upper:	0	**Upper Bth:**	0	0
Main:	2,701	**Main Bth:**	2	0
Approx M/U Total:	2,701	**Bsmt Bth:**	1	0
Basement:	1,938	**Total:**	3	0
Approx M/U & WOBSM:	4,639			
% Finished Basement:	75+%	DOM: 1		
Source: Assessor				

Bas: Y/DayliteWin, Finished, WalkOut **Frplc:** 1/GreatRoom, GasLog

Foundation: BsmtPrCnc **Gar:** Y/3CATC/FINGR,GROPN,SRVDR,STOR

Approx. Room Sizes/Descriptions

		L	F	W			L	F	W
Living:					**Master:**	21x14	M	C	Y
Family Rm:	27x17	B	C	Y	**2nd:**	13x15	M	C	Y
Great Rm:	26x23	M	C	Y	**3rd:**	17x17	B	C	Y
Dining:	13x12	M	C	N	**4th:**	14x11	B	C	Y
Kitchen:	11x12	M	H	Y	**LaundryRm:**	09x06	M	V	Y
Brkfst Rm:	14x10	M	H	Y	**BonusRoom:**	15x13	B	C	N
DenLibrary:	12x11	M	C	Y					

Directions

From 79th & Oaklandon-north on Oaklandon to Admirals Pointe Dr to Bluestone Circle on left, turn left, follow thru small cul-de-sac down private road to home.

Property Description

Well cared for Geist waterfront home nestled privately in woods. Walls of westward windows on lakeside allow SPECTACULAR VIEWS. 90' seawall w/private dock, pwrd lift & lakeside deck. Manicured lawn, garden & fire pit. Enter home thru an atrium door of antique leaded glass & take a few steps up or down to enjoy comfort & views. Mstr bdrm & 2nd bdrm, lrg LR, study, screened porch, dck, kit, casual & formal dining areas. 2 more beds down w/lrg FR & game rm lead to paver patio. Many updates!

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

BAC offered is for BLC listing service subscribers only.

Description

Life Style: Detached **Arch Style:** Contemp
Master BR: DblSinks, FTubSepShr, MainLevel, WalkinClos, WhirlplTub
Appl: CookTopEle, Dishwasher, Dryer, GrbgDispsl, Microwave, OvenDouble, Refrigratr, TrashComp, Washer, WineClUnit
Equip: ElevPrivate, GasGrill, MultPhnLin, SecAlrmPd, SmokeAlarm, WtrSftnPd
Lot Info: DockOwned, OnReservor, Lakefront, WaterAcces
Lot Size: Irregular **Acres:** 1/2-1 Acre **# of Acr:** 0.06

Exterior: CompSidWd, Stone
Areas: DenLibrary, FoyerLarge, LndryRmMn, Office, Workshop
Porch: PorchScrnd, DeckMain
Eating Area: BrkfstBar, BrkfstRoom, FormalDR, Pantry
Interior Amen: AtcPlDnStr, CeilCath, CeilRaised, HndcpAcces, HrdwdFloor, WalkInClos
Exterior Amen: DrvAsphalt, OutFpl/Pit, SprnklrSys, StoragShed
Condo Description:

Utilities

Heating: DualSystem, ForcedAir, Humidifier **Fuel:** Gas **Primary Water Src:** MunWtrConn
Cooling: CeilPadFan, CentrlElec **Water Htr:** Gas **Primary Sewage Disp:** MunSwrConn
Utility Option: CableConn, HighSpdAvl

Financial/Association Information

Poss Fincg: Conventnl, ICON **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** $425
Fee Includes: InsCommon, MaintCommon, ProfMgmt, RemvlSnow, SharedSecr

Office Information

PRIN01 : Prudential Indiana Realty Grp **OP:** 317-595-2100 **OF:** 317-595-6200 **Fdbk Email:** marita@maritatopmiller.com
LAgt: 19104 : Marita Topmiller **Pref:** 317-513-4652 **PF:** **Show:** 317-955-5555 **Fdbk:** 317-513-4652
Team Name: **Hm:** 317-571-0394 **Ofc Ext:** 0 **Cell:** **VM:**
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** 317-513-4652 **Toll:**
Con1: **Poss:** Negotiable **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 04/15/2010 **BAC:** %3
Disc: **Disc Other:** COVEN,DEFNN,ONFIL **XD:** 11/15/2010 **Entry Date:** 04/15/2010
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 05/03/2010

Pending/Sold Information

SA: 19104 Marita Topmiller CC/Buyers Asst: $0 DP: 04/16/2010
SO: PRIN01 Prudential Indiana Realty Grp Est DC:05/31/10
Sold Terms: Conventnl SD: 0 DC: 04/30/2010

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

Residential/Condo **Media:** 11 http://www.virtuallysho **SP:** $440,000
BLC#: 21002259 **RES** **Status:** Sold **Area:** 4904 **LP:** $464,938

11318 BLACKWALNUT PT **Lt:** 39.9024 **Ln:** -85.96 **Map:** North 82 East 113
Town: INDIANAPOLIS **Twp:** Lawrence **Zip:** 46236 **School:** Lawrence Township
Legal: FEATHER BAY **Section:** 1 **Lot:** 31 & 32 **County:** Marion
Tax ID: MAR4032598 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** $2,870
Subdiv: FEATHER BAY **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2009
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1999 **Est.Comp.Date:**

Loc:

Rooms: 16 **Bd:** 4
Floor#:
Unit Entry Level:
Levels: 2 Levels
Baths: 4
Parking:

SqFt			FB	HB
Upper:	1,460	**Upper Bth:**	2	0
Main:	1,625	**Main Bth:**	0	1
Approx M/U Total:	3,085	**Bsmt Bth:**	1	0
Basement:	1,625	**Total:**	3	1
Approx M/U & WOBSM:	4,710			
% Finished Basement:	75+%	DOM: 113		
Source: Assessor				

Bas: Y/9ft+Ceil, Finished, WalkOut **Frplc:** 0

Foundation: BsmtPrCnc **Gar:** Y/3CATC/FINGR,GROPN,SIDEL,SRVDI

Approx. Room Sizes/Descriptions

		L	F	W			L	F	W
Living:	14X11	M	H	Y	**Master:**	17X14	U	C	Y
Family Rm:	19X18	B	C	Y	**2nd:**	15X10	U	C	Y
Great Rm:	19X18	M	H	Y	**3rd:**	13X12	U	C	Y
Dining:	15X12	M	H	Y	**4th:**	11X11	U	C	Y
Kitchen:	13X13	M	H	Y	**Rec/PlayRm:**	20X13	B	C	Y
Brkfst Rm:	17X9	M	H	Y	**BonusRoom:**	18X14	B	C	Y
Loft:	20X12	U	C	Y	**SunRoom:**	12X11	M	T	Y

Directions

East on 79th Street from Fall Creek Road * Left on Sunnyside Rd. (turns into Fox Road) to Feather Bay entrance. Go left (N) * Turn right. Home is on the left.

Property Description

Spectacular Geist Lakefront * Open Soaring Floor Plan Features 2-Stry Great Rm w/Wall of Windows, Den, Sun Rm, Updated Gourmet Kitchen, New Hardwoods on Main, Dbl Stairway, 4 BRs plus Loft * MBR Suite Boasts 2 Wlk-in Closets, Custom Vanity, Shower, Deep Jacuzzi Tub * Full Walk-Out Lower Lvl Features Family Rm, Rec Rm, Fabulous Wet Bar & Game Area * Huge Main Level Deck Off Kitchen, Covered Patio Open to Deck & Boat Dock w/Boat Lift * 3-Car Sideload Garage, Dbl Lot On Cul-De-Sac * Immaculate!

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

Double Lot, Boat Lift Included. Relo documents to be signed.

Description

Life Style: Detached **Arch Style:** TradAmer, TwoStory **Exterior:** Brick, CompSidCmt
Master BR: DblSinks, FTubSepShr, WalkinClos, WhirlplTub **Areas:** DenLibrary, GreatRoom, LoftArea, Rec/PlayRm, SunRoom
Appl: CookTopGas, Dishwasher, GrbgDispsl, KitExhaust, Microwave, OvenCnvctn, OvenDouble, RangeHdFan, RefrigBar, Refrigratr **Porch:** DeckMul, PatioCovrd
Eating Area: BrkfstRoom, CntrIsland, FormalDR, Pantry
Equip: SecAlrmMon, SecAlrmPd, SmokeAlarm, SumpPump, SurrndSnd, WetBar, WtrPurfSys, WtrSftnPd **Interior Amen:** AtticAcces, CeilRaised, HrdwdFloor, WetBar, WdWkStnPnt, WinTherml
Lot Info: Cul-De-Sac, DockOwned, Lakefront, OnReservor **Exterior Amen:** DrvConcret, SprnklrSys
Lot Size: .28 **Acres:** 1/4-1/2 Acre **# of Acr:** 0.28 **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, HighSpdAvl

Financial/Association Information

Poss Fincg: Conventnl, ICON **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** $600
Fee Includes: InsCommon, MaintCommon, RemvlSnow, SharedSecr

Office Information

TUCK03 : F.C. Tucker Company **OP:** 317-841-8880 **OF:** 317-576-1725 **Fdbk Email:** mickey@mickeypeek.com
LAgt: 20193 : Mickey Peek **Pref:** 317-841-8880 **PF:** **Show:** 317-955-5555 **Fdbk:** 317-590-5430
Team Name: **Hm:** **Ofc Ext:** 0 **Cell:** 317-590-5430 **VM:** 317-216-5527
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** **Toll:**
Con1: **Poss:** Negotiable **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 01/13/2010 **BAC:** %3%
Disc: **Disc Other:** COVEN,ONFIL **XD:** 08/13/2010 **Entry Date:** 01/13/2010
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 05/12/2010

Pending/Sold Information

SA: 24049 Lynn Wheeler CC/Buyers Asst: $0 DP: 05/06/2010
SO: TUCK10 F.C. Tucker Company Est DC:05/12/10
Sold Terms: Cash SD: 0 DC: 05/12/2010

Requested by: Kimberly Carpenter

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

Wednesday, July 28, 2010 01:31 PM

Residential/Condo **Media:** 12 **SP:** **$270,000**

BLC#: 2942945 **CND** **Status:** Sold **Area:** 4904 **LP:** $300,000

¤11281 SHOREVIEW Cl **Lt:** 39.9048 **Ln:** -85.96 **Map:** North 81 East 113

Town: ¤INDIANAPOLIS **Twp:** ¤LAWRENCE **Zip:** ¤46236 **School:** Lawrence Township

Legal: ¤SHOREWALK 1 PHASE **Section:** **Lot:** 536 **County:** ¤MARION

Tax ID: MAR4037353 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** $1,251

Subdiv: ¤SHOREWALK 1 PHASE **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2009

Builder/Project/Contractor: **Const.Stage:** **Yr Built:** ¤1996 **Est.Comp.Date:**

Loc: LowerLevel

Rooms: 9 **Bd:** 3

Floor#: 0

Unit Entry Level: m

Levels: 2 Levels

Baths: 4

Parking:

SqFt			FB	HB
Upper:	792	**Upper Bth:**	2	0
Main:	1,192	**Main Bth:**	0	1
Approx M/U Total:	1,984	**Bsmt Bth:**	1	0
Basement:	792	**Total:**	3	1
Approx M/U & BSMNT:	2,776			
% Finished Basement:		DOM: 240		
Source: Assessor				

Bas: Y

Frplc: 2

Foundation: BsmtPrCnc

Gar: Y/2CATC/GROPN,FINGR

Approx. Room Sizes/Descriptions

		L	F	W			L	F	W
Living:	17x4	M	H	Y	**Master:**	19x13	U	C	Y
Family Rm:	27x20	B	C	Y	**2nd:**	15x12	U	C	Y
Great Rm:					**3rd:**	12x11	U	C	Y
Dining:					**4th:**				
Kitchen:	14x08	M	H	Y	**BonusRoom:**	5x4	B	C	Y
Brkfst Rm:									
BonusRoom:	11x8	B	C	Y					

Directions

79th to Sunnyside, turn left which becomes Fox Rd. enter off of Fox Rd to Shorewalk condos, follow around to Fonthill, take to Shoreview Circle

Property Description

MUST SEE!!! Unique 3 level townhome on Geist. Home features beautiful lakefront and wooded views, multi level decks, 2 fireplaces, surround sound with individual controls in each room, boat dock. Home includes big screen TV in basement, small TV in master bath. 24 foot pontoon boat with trailer. All of this and a one year home warranty!

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

Agent related to the seller. Commission reduced if sold by listing agent. Washer and dryer negotiable. $550 annual dock assessment. $1000 SELLING AGENT BONUS W/ACCEPTED OFFER BY 4/30/2010.

Description

Life Style: Townhouse **Arch Style:** TradAmer **Exterior:** VinylBrick

Master BR: FullTub, Suite, WalkinClos **Areas:**

Appl: Dishwasher, GrbgDispsl, KitExhaust, Microwave, Refrigratr **Porch:**

Eating Area: BrkfstBar

Equip: MultPhnLin, SmokeAlarm, SurrndSnd, WtrSftnPd **Interior Amen:** AtticAcces, B/InBkShlv, CeilCath, CeilRaised, CeilVaultd

Lot Info: DockOwned, Lakefront, OnReservor, TreeMature **Exterior Amen:** DrvConcret

Lot Size: ¤0.07 AC **Acres:** <1/4 Acre **# of Acr:** ¤0.07 **Condo Description:** LowerLevel

Utilities

Heating: ForcedAir, HeatPump **Fuel:** Electric **Primary Water Src:** MunWtrConn

Cooling: CeilPadFan, CentrlElec **Water Htr:** Electric **Primary Sewage Disp:** MunSwrConn

Utility Option: CableConn, GasConn

Financial/Association Information

Poss Fincg: **Ownshp Int:** MandFee **Fee Pd:** Monthly **Fee Amt:** $315

Fee Includes: AssocHmOwn, Clubhouse, Pool, RemvlSnow, RemvlTrash, Tennis, Lawncare, MaintBldExt

Office Information

JARV02 : Jarvis Realty Group, LLC **OP:** 317-736-8435 **OF:** 317-736-6962 **Fdbk Email:** bhuffman@jarvisrg.com

LAgt: 22787 : S. Brook Huffman **Pref:** 317-512-5682 **PF:** **Show:** 317-955-5555 **Fdbk:** 317.512.5682

Team Name: **Hm:** 317-512-5682 **Ofc Ext:** 0 **Cell:** **VM:**

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

Con1: **Poss:** Negotiable **Var:** Y **Pager:**

Con2: **Auction Lic#:** **LD:** 08/25/2009 **BAC:** %3

Disc: **Disc Other:** ONFIL **XD:** 06/30/2010 **Entry Date:** 08/26/2009

Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 06/07/2010

Pending/Sold Information

SA: 10199 Paul Bates CC/Buyers Asst: $0 DP: 04/22/2010

SO: PBRG01 Paul Bates Realty Group, LLC Est DC:06/04/10

Sold Terms: Cash SD: 0 DC: 06/04/2010

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