



Residential/Condo Media: 12 <http://www.hqrealestate>

BLC#: 2913519 **RES** **Status:** Sold **Area:** 2912

SP: \$2,000,000

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

Legal: Block Lot S 01 T17 R05

Section:

Lot: 1

County: Hamilton

Tax ID: HAM131501000009000

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: TrimStaç

Yr Built: 2008

Est.Comp.Date: 4/09

Patrick Verble

Loc:

Rooms: 16 **Bd:** 5

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

Floor#:

Unit Entry Level:

Levels: 2 Levels

Baths: 7

Parking:

Bas: Y/WalkOut

Foundation: BsmtPrCnc

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

Frpcl: 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 Waterfront, 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, OvenBltn, RefBltn
Equip: SecAlrmMon, SecAlrmPd, SumpPump

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

Lot Info: Lakefront, OnReservor, TreeMature, Wooded
Lot Size: 0 **Acres:** 1-3 Acres **# of Acr:** 2.92

Exterior Amen: DrvAsphalt
Condo Description:

Utilities

Heating: ForcedAir
Cooling: CeilPadFan, CentrElec
Utility Option: CableConn, GasConn

Fuel: Gas **Primary Water Src:** MunWtrConn
Water Htr: Gas **Primary Sewage Disp:** MunSwrConn

Financial/Association Information

Poss Fincg: Conventnl, ICON
Fee Includes:

Ownshp Int: NoAssoc **Fee Pd:** **Fee Amt:**

Office Information

TUCK17 : F.C. Tucker Company
LAgt: 23890 : Donna Dellen
Team Name:
CoAgt/Asst:
Con1:
Con2:
Disc:
Insp/Warr: WarrBuild

OP: 317-570-3800 **OF:** 317-570-3810
Pref: 317-570-3800 **PF:**
Hm: 317-844-2648 **Ofc Ext:** 0
Pref: **Type:** Exclusive Right to Sell
Poss: AtClosing
Auction Lic#:

Fdbk Email: djdellen@aol.com
Show: 317-955-5555 **Fdbk:** 317-250-8115
Cell: 317-250-8115 **VM:**
Dir: **Toll:**
Var: N **Pager:**
LD: 03/19/2009 **BAC:** %2.0
XD: 03/19/2010 **Entry Date:** 03/19/2009
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

Legal: CAMBRIDGE

Section: 11

Lot: 199

County: HAMILTON

Tax ID: HAM1315110005017000

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

Approx. Room Sizes/Descriptions

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

Floor#:

Unit Entry Level:

Levels: 2 Levels

Baths: 5

Parking:

Bas: Y/DayliteWin, Finished, WalkOut

Foundation: BsmtPrCnc

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

Frplc: 2/GreatRoom, FamilyRm

Gar: Y/3CATC/FINGR,KEYLS

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: DbISinks, FTubSepShr, WalkinClos, WhirlpITub **Areas:** DenLibrary, Foyer2Story, GreatRoom, Jk&JilBath, LaundryRm
Appl: CookTopEle, Dishwasher, Dryer, GrbgDispsl, MicroHood, OvenBlitn, Refrigratr, Washer **Porch:** DeckUp, PorchScrnd
Equip: SecAlrmPd, SumpPump, WetBar, WtrSftnPd **Eating Area:** BrkfstBar, BrkfstRoom, FormalDR, Pantry
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: CentrElec **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
LAgnt: 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.co **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
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 in **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:
Bas: Y/9ft+Ceil, Finished, WalkOut
Foundation: BsmtPrCnc

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+%		
Source: Assessor		DOM: 1

Approx. Room Sizes/Descriptions

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

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, Refrigatr **Porch:** PatioCovrd, PorchScrnd
Equip: GasGrill, SecAlrmPd, SmokeAlarm, SmpPmpDual, WetBar, WtrSftnPd **Eating Area:** BrkfstBar, CntrlIsland, FormalIDR, PntryWkln
Interior Amen: AtticAcces, B/lnBkShlv, 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

Wednesday, July 28, 2010 01:31 PM



Residential/Condo Media: 12 <http://tours.tourfactory>

BLC#: 21012017 RES Status: Sold Area: 2912

SP: \$595,000

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

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

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	5th Bedroom:	14x11	M	C	Y
Brkfst Rm:	16x12	M	T	Y	6th Bedroom:	18x15	B	C	N
Den/Library:	14x11	M	C	Y	HomeTheatr:	23x14	B	C	N

	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			

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 flir 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 **Exterior:** Brick, CompSidWd
Master BR: DbISinks, FTubSepShr, GardenTub, Suite, WalkinClos **Areas:** DenLibrary, Foyer2Story, GreatRoom, HomeTheatr, OthrBdMain
Appl: CookTopEle, Dishwasher, GrbgDispsl, Microwave, OvenCnvctn, OvenDouble, Refrigratr **Porch:** DeckMul, PatioCovrd
Equip: MultPhnLin, NetworkRdy, SecAlrmPd, SmokeAlarm, SumpPump, WetBar **Eating Area:** BrkfstBar, EatInKitch, FormalDR, PntryWkln
Interior Amen: AtticAcces, CeilRaised, CeilTray, WalkInClos, WdWkPaintd, WinVinyl
Lot Info: Cul-De-Sac, DockOwned, Lakefront, OnReservor **Exterior Amen:** DrvConcret, Pool-House, PoolCommu
Lot Size: 0.37 AC **Acres:** 1/4-1/2 Acre # of Acr: 0.37 **Condo Description:**

Utilities

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

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://tours.tourfactory.com>
BLC#: 2855452 **CND** **Status:** Sold **Area:** 2912

SP: \$569,000
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
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:** Under R **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			

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					

Frplc: 1/GreatRoom, GasLog

Gar: Y/2CATC/FINGR,GROPN

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: DbISinks, FTubSepShr, GardenTub, Suite, WalkinClos **Areas:** DenLibrary, FoyerLarge, GreatRoom, LndryRmMn, LoftArea
Appl: CookTopEle, Microwave, OvenBltn **Porch:** PatioOpen
Equip: SmokeAlarm **Eating Area:** BrkfstRoom, PntryWkln
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: CentrElec **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

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

BLC#: 2954653 **RES** **Status:** Sold **Area:** 2912

SP: \$309,880

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

Legal: Intracoastal

Section:

Lot: 116

County: Hamilton

Tax ID: HAM11180Newburyport

Multi-Tax ID:

Solid Waste: Y

Semi-Tax: \$100

Subdiv: Intracoastal

Tax Exempt: None

Tax Yr Due: 2009

Builder/Project/Contractor:

Const.Stage: Complete

Yr Built: 2009

Est.Comp.Date: NOW

Centex Homes

Loc:

	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		

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				

Rooms: 9 **Bd:** 4

Floor#:

Unit Entry Level:

Levels: 2 Levels

Baths: 3

Parking: 3

Bas: Y/9ft+Ceil, PlumbRough

Frpcl: 1/GasLog, GreatRoom

Foundation: BsmtPrCnc

Gar: Y/3CATC/GROPN

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 **Exterior:** Brick, CompSidCmt
Master BR: DbISinks, FTubSepShr, GardenTub, WalkInClos **Areas:** DbISinksMn, DenLibrary, GreatRoom, LndryRmUp
Appl: CookTopEle, Dishwasher, GrbgDispsl, Microwave, OvenCnvctn, OvenDouble, RangeHdFan, Refrigratr **Porch:** DeckMain
Equip: SumpPump **Eating Area:** BrkfstBar, BrkfstRoom, FormalDR
Interior Amen: CeilRaised, CeilTray, HrdwdFloor, ScrnsCompt, WalkInClos, WinVinyl

Lot Info: Corner, Cul-De-Sac, DockOwned, OnReservor **Exterior Amen:** DrvConcret, PoolCommu

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

Utilities

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

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

BLC#: 21020617 **RES** **Status:** Sold **Area:** 4904

SP: \$725,000

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

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

Approx. Room Sizes/Descriptions

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

Floor#:

Unit Entry Level:

Levels: 1 Level

Baths: 5

Parking:

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

Foundation: BsmtPrCnc

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

Frplc: 2/FamilyRm, GasLog, GreatRoom

Gar: Y/3CATC/FINGR,GROPN,SRVDR,STO

Directions

Admirals Pointe Drive to a Promontory Rd. Turn left. Promontory 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: DbISinks, FTubSepShr, Suite, WalkInClos, WhirlpTub **Areas:** DenLibrary, FoyerLarge, LndryRmMn, SunRoom, Workshop
Appl: CookTopEle, Dishwasher, Dryer, GrbgDispsl, JennType, Microwave, OvenBltn, Refrigeratr, Washer **Porch:** DeckMain, PorchCovrd
Equip: MultPhnLin, RadonSystm, SecAlrmMon, SecAlrmRnt, SumpPump, WetBar **Eating Area:** BrkfstRoom, CntrlIsland, KitUpdated, Pantry
Lot Info: Cul-De-Sac, DockOwned, Lakefront, OnReservor **Interior Amen:** CeilCath, CeilVaultd, HrdwdFloor, ScrnsCompt, WalkInClos, WetBar
Lot Size: Irregullar **Acres:** 1/2-1 Acre **# of Acr:** 0.50 **Exterior Amen:** DrvPavers, SprnklrSys
Condo Description:

Utilities

Heating: DualSystem, ForcedAir **Fuel:** Gas **Primary Water Src:** MunWtrConn
Cooling: CeilPadFan, CentrElec **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 CI **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:
Bas: Y/9ft+Ceil, Finished, WalkOut
Foundation: BsmtPrCnc

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+%		
Source: Appraisal		DOM: 41

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, WhirlpTub, Fireplace, FTubSepShr **Areas:** DenLibrary, FamilyRoom, GreatRoom, SunRoom, FoyerLarge
Appl: Dishwasher, GrbgDispsl, KitExhaust, Microwave, OvenBltIn, OvenDouble, Refrigratr, CookTopEle, WineClUnit **Porch:** DeckMul, PatioOpen
Equip: HotTub, MultPhnLin, SumpPump, SurrndSnd, WetBar, SecAlrmPd, SmokeAlarm **Eating Area:** FormalDR, PntryWkIn, CntrIsland, KitUpdated
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
LAgnt: 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 **Sold Terms:** Cash **SD:** 0 **Est DC:** 09/16/10
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

BLC#: 21020311 **RES** **Status:** Sold **Area:** 4904

SP: \$660,000

LP: \$722,000

9284 Bluestone Ct

Lt: 39.9218

Ln: -85.951

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

Approx. Room Sizes/Descriptions

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

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

Bas: Y/DayliteWin, Finished, WalkOut

Frpcl: 1/GreatRoom, GasLog

Foundation: BsmtPrCnc

Gar: Y/3CATC/FINGR,GROPN,SRVDR,STO

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, pwrld 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: DbISinks, FTubSepShr, MainLevel, WalkinClos, WhirlpTub
Appl: CookTopEle, Dishwasher, Dryer, GrbgDispsl, Microwave, OvenDouble, Refrigeratr, 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: AtcPIDnStr, CeilCath, CeilRaised, HndcpAcces, HrdwdFloor, WalkinClos
Exterior Amen: DrvAsphalt, OutFpl/Pit, SprnklrSys, StoragShed
Condo Description:

Utilities

Heating: DualSystem, ForcedAir, Humidifier
Cooling: CeilPadFan, CentrlElec
Utility Option: CableConn, HighSpdAvl

Fuel: Gas
Water Htr: Gas

Primary Water Src: MunWtrConn
Primary Sewage Disp: MunSwrConn

Financial/Association Information

Poss Fincg: Conventnl, ICON

Ownshp Int: MandFee

Fee Pd: Annually **Fee Amt:** \$425

Fee Includes: InsCommon, MaintCommon, ProfMgmt, RemvISnow, SharedSec

Office Information

PRIN01 : Prudential Indiana Realty Grp
LAgnt: 19104 : Marita Topmiller
Team Name:
CoAgt/Asst:
Con1:
Con2:
Disc:
Insp/Warr: Not Applicable

OP: 317-595-2100 **OF:** 317-595-6200
Pref: 317-513-4652 **PF:**
Hm: 317-571-0394 **Ofc Ext:** 0
Pref:
Type: Exclusive Right to Sell
Poss: Negotiable
Auction Lic#:

Fdbk Email: marita@maritatompmiller.com
Show: 317-955-5555 **Fdbk:** 317-513-4652
Cell:
Dir: 317-513-4652 **Toll:**
Var: N **Pager:**
LD: 04/15/2010 **BAC:** %3
XD: 11/15/2010 **Entry Date:** 04/15/2010
WD: **Chg Date:** 05/03/2010

Direct Soliciting: N

Pending/Sold Information

SA: 19104 Marita Topmiller
SO: PRIN01 Prudential Indiana Realty Grp

CC/Buyers Asst: \$0 **DP:** 04/16/2010
Est DC: 05/31/10
DC: 04/30/2010

Sold Terms: Conventnl **SD:** 0

Requested by: Kimberly Carpenter

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

Wednesday, July 28, 2010 01:31 PM



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

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

	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+%		
Source: Assessor			DOM: 113

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

Floor#:

Unit Entry Level:

Levels: 2 Levels

Baths: 4

Parking:

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

Frpcl: 0

Foundation: BsmtPrCnc

Gar: Y/3CATC/FINGR,GROPN,SIDEL,SRVD

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
Master BR: DblSinks, FTubSepShr, WalkinClos, WhirlpTub
Appl: CookTopGas, Dishwasher, GrbgDispsl, KitExhaust, Microwave, OvenCnvctn, OvenDouble, RangeHdFan, RefrigBar, Refrigtrtr
Equip: SecAlrmMon, SecAlrmPd, SmokeAlarm, SumpPump, SurrndSnd, WetBar, WtrPurfSys, WtrSftnPd
Lot Info: Cul-De-Sac, DockOwned, Lakefront, OnReservor
Lot Size: .28 **Acres:** 1/4-1/2 Acre # of Acr: 0.28

Exterior: Brick, CompSidCmt
Areas: DenLibrary, GreatRoom, LoftArea, Rec/PlayRm, SunRoom
Porch: DeckMul, PatioCovrd
Eating Area: BrkfstRoom, CntrlIsland, FormalDR, Pantry
Interior Amen: AtticAcces, CeilRaised, HrdwdFloor, WetBar, WdWkStnPnt, WinTherml
Exterior Amen: DrvConcret, SprnklrSys
Condo Description:

Utilities

Heating: ForcedAir **Fuel:** Gas **Primary Water Src:** MunWtrConn
Cooling: CentrIElec, 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, SharedSec

Office Information

TUCK03: F.C. Tucker Company **OP:** 317-841-8880 **OF:** 317-576-1725 **Fdbk Email:** mickey@mickeypeek.com
LAgnt: 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

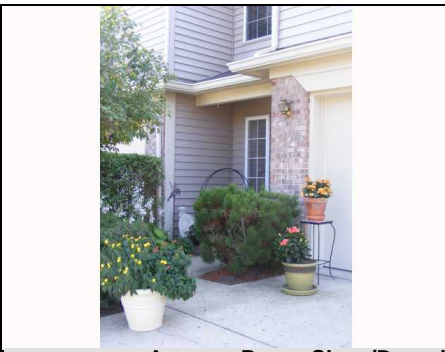
Pending/Sold Information

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

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Residential/Condo Media: 12

BLC#: 2942945 **CND** **Status:** Sold **Area:** 4904

SP: \$270,000

LP: \$300,000

#11281 SHOREVIEW CI **Lt:** 39.9048 **Ln:** -85.961 **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

Approx. Room Sizes/Descriptions

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	

Rooms: 9 **Bd:** 3
Floor#: 0
Unit Entry Level: m
Levels: 2 Levels
Baths: 4
Parking:
Bas: Y
Foundation: BsmtPrCnc

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		

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, Refrigtrt **Porch:**
Equip: MultPhnLin, SmokeAlarm, SurrndSnd, WtrSftnPd **Eating Area:** BrkfstBar
Lot Info: DockOwned, Lakefront, OnReservor, TreeMature **Interior Amen:** AtticAcces, B/InBkShlv, CeilCath, CeilRaised, CeilVaultd
Lot Size: #0.07 AC **Acres:** <1/4 Acre **# of Acr:** #0.07 **Exterior Amen:** DrvConcret
Condo Description: LowerLevel

Utilities

Heating: ForcedAir, HeatPump **Fuel:** Electric **Primary Water Src:** MunWtrConn
Cooling: CeilPadFan, CentrElec **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
LAg: 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

Requested by: Kimberly Carpenter

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