



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				

	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		

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

Frplc: 2/FamilyRm, GasLog, GreatRoom

Foundation: BsmtPrCnc

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

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, 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, SharedSec

Office Information

TUCK06 : F.C. Tucker Company

OP: 317-849-5050

OF: 317-577-5486

Fdbk Email: marieippolito@marieippolito.com

LAgnt: 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 02:03 PM