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 02:03 PM