



Residential/Condo Media: 4

<http://www.paulbateshom>

BLC#: 21031961 **RES** **Status:** Active **Area:** 2912 **LP:** \$5,500,000

0 Confidential	Lt:	Ln:	Map:
Town: Confidential	Twp: Fall Creek	Zip: 00000	School: Other
Legal: Confidential	Section: 01	Lot: 01	County: Hamilton
Tax ID: HAM0Confidential	Multi-Tax ID:	Solid Waste: N	Semi-Tax: \$21,656
Subdiv: Confidential	Tax Exempt: HmTxEx, MortTaxEx	Tax Yr Due: 2010	Est.Comp.Date:
Builder/Project/Contractor:	Const.Stage:	Yr Built: 1990	

Loc: Rooms: 23 Bd: 7

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:				Master:	22x18	M	H	Y	
Family Rm:	24x20	B	C	Y	2nd:	17x13	U	C	Y
Great Rm:	26x20	M	H	Y	3rd:	16x15	U	C	Y
Dining:	20x16	M	H	Y	4th:	16x12	U	C	Y
Kitchen:	28x16	M	H	Y	SunRoom:	19x16	M	T	N
Brkfst Rm:	13x13	M	H	Y	HomeTheatr:	26x23	U	C	N
DenLibrary:	20x16	B	H	Y	ExerciseRm:	20x15	B	C	N

Floor#:
Unit Entry Level:
Levels: 2 1/2 Levels
Baths: 13
Parking:

SqFt	FB	HB
Upper: 3,439	Upper Bth: 6	2
Main: 3,841	Main Bth: 1	2
Approx M/U Total: 7,280	Bsmt Bth: 1	1
Basement: 3,421	Total: 8	5
Approx M/U & WOBSM: 10,701		
% Finished Basement: 75+%		
Source: Assessor		

Bas: Y/9ft+Ceil, DayliteWin, Finished, WalkOut
Foundation: BsmtPrCnc
Frpplc: 5/Basement, Den/Library, GreatRoom, MasterBdRm
Gar: Y/4CATC/HEATD, 4CDTC, LDCRT, MULTI, REARL, STORG, WORKS

Directions

Confidential

Property Description

Car collectors dream home ideally situated on a gated 5-acre Geist Estate lot. 30 car garage is perfect venue in which to entertain, offering a service kitchen, multiple Wet Bars, Home Theater, & room to mingle. Enjoy outdoor living on multi-level Decks overlooking resort-style Pool & Waterfront setting. Professionally landscaped grounds provide ample privacy. Main-lvl Mstr Retreat offers private sitting Rm & 2 WIC's. 4th level suite is ideal as Nanny or Guest Rm. All bedrooms have private bath.

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

Qualified buyers only. All showings through List Agent. List Agent present for all showings. Square footage does not include 15,000 square-foot addition built to hold 30 cars.

Description

Life Style: Detached	Arch Style: TradAmer	Exterior: Brick
Master BR: Fireplace, MainLevel, SittingRm, Suite, WalkinClos		Areas: DenLibrary, Foyer2Story, GreatRoom, In-lawQtrs, SunRoom
Appl: Dishwasher, JennType, Microwave, OvenBltIn, OvenCnvctn, OvenDouble, RefBltIn, SeplceMach, WarmDrawer, WineClUnit		Porch: DeckMul, WrapPorch
Equip: ElevPrivate, HotTub, SecAlrmPd, SmokeAlarm, SmpPmp w/Bac, SurrndSnd, TheaterEq, WetBar, WtrSftnPd		Eating Area: BrkfstBar, BrkfstRoom, CntrlIsland, FormalDR
		Interior Amen: B/InBkShlv, CeilRaised, HrdwdFloor, WalkInClos, WetBar, WdWkStnPnt
Lot Info: DockOwned, Lakefront, OnReservor, TreeMature		Exterior Amen: DrvPavers, PoolBlwGnd, SprnklrSys, WtrFtr/Fntn
Lot Size: 4.90	Acres: 3-5 Acres	# of Acr: 4.90
		Condo Description:

Utilities

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

Financial/Association Information

Poss Fincg: Conventnl, ICON	Ownshp Int: None	Fee Pd:	Fee Amt:
Fee Includes:			

Office Information

PBRG01 : Paul Bates Realty Group, LLC	OP: 317-409-1901	OF: 317-863-1488	Fdbk Email: paul@paulbateshomes.com
LAgnt: 10199 : Paul Bates	Pref: 317-409-1901	PF: 317-863-1488	Show: 317-409-1901
Team Name:	Hm: 317-409-1901	Ofc Ext: 0	Fdbk: 317-409-1901
CoAgt/Asst:	Pref:	Type: Exclusive Right to Sell	VM: 317-409-1901
Con1:		Poss: Negotiable	Dir:
Con2:		Auction Lic#:	Var: N
Disc:	Disc Other: ONFIL		LD: 06/15/2010
Insp/Warr: General		Direct Soliciting: N	XD:
			WD:
			BAC: %1.7
			Entry Date: 06/15/2010
			Chg Date: 06/16/2010