Residential/Condo **Media:** 4 http://www.paulbateshome

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

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

Loc:

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				

Rooms: 23 **Bd:** 7

Floor#:

Unit Entry Level:

Levels: 2 1/2 Levels

Baths: 13

Parking:

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

Foundation: BsmtPrCnc

Frplc: 5/Basement, Den/Library, GreatRoom, MasterBdRm

Gar: Y/4CATC/HEATD, 4CDTC,LDCRT, MULTI,REARL,STORG,WORKS

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

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

Master BR: Fireplace, MainLevel, SittingRm, Suite, WalkinClos

Appl: Dishwasher, JennType, Microwave, OvenBltIn, OvenCnvctn, OvenDouble, RefBltIn, SepIceMach, WarmDrawer, WineClUnit

Equip: ElevPrivate, HotTub, SecAlrmPd, SmokeAlarm, SmpPmp w/Bac, SurrndSnd, TheaterEq, WetBar, WtrSftnPd

Lot Info: DockOwned, Lakefront, OnReservor, TreeMature

Lot Size: 4.90 **Acres:** 3-5 Acres **# of Acr:** 4.90

Exterior: Brick

Areas: DenLibrary, Foyer2Story, GreatRoom, In-lawQtrs, SunRoom

Porch: DeckMul, WrapPorch

Eating Area: BrkfstBar, BrkfstRoom, CntrIsland, FormalDR

Interior Amen: B/InBkShlv, CeilRaised, HrdwdFloor, WalkInClos, WetBar, WdWkStnPnt

Exterior Amen: DrvPavers, PoolBlwGnd, SprnklrSys, WtrFtr/Fntn

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, 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

LAgt: 10199 : Paul Bates **Pref:** 317-409-1901 **PF:** 317-863-1488 **Show:** 317-409-1901 **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:** Negotiable **Var:** N **Pager:**

Con2: **Auction Lic#:** **LD:** 06/15/2010 **BAC:** %1.7

Disc: **Disc Other:** ONFIL **XD:** **Entry Date:** 06/15/2010

Insp/Warr: General **Direct Soliciting:** N **WD:** **Chg Date:** 06/16/2010

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