



Residential/Condo Media: 24
BLC#: 21118306 **RES Status:** Sold **Area:** 2912 **SP:** \$1,225,000
11647 FALL CREEK RD **Lt:** 39.9321 **Ln:** -85.9596 **LP:** \$1,295,000
Town: INDIANAPOLIS **Twp:** Fall Creek **Zip:** 46256 **Map:**
Legal: MASTHEAD **Sec:** 10 **Lot:** 293 **School:** Hamilton
Tax ID: 291509402002000033 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** \$10,730
Subdiv: MASTHEAD **Tax Exempt:** None **Tax Yr Due:** 2010
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1986 **Est.Comp.Date:**

Loc:
Rooms: 12 **Bd:** 5
Floor#:
Unit Entry Level:
Levels: 2 Levels
Baths: 5
Parking:
Bas: Y/Finished, WalkOut
Foundation: BsmtPrCnc

SqFt		FB HB
Upper:	1,939	Upper Bth: 2 0
Main:	1,979	Main Bth: 0 1
Approx M/U Total:	3,918	Bsmt Bth: 2 0
Basement:	1,979	Total: 4 1
Approx M/U & WOBSM:	5,897	
% Finished Basement:	75+%	
Source: Assessor		DOM: 32 CDOM: 32

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:				Master:	23X21	U	H	Y	
Family Rm:	22X18	M	H	Y	2nd:	14X14	U	H	Y
Great Rm:	36X19	M	H	Y	3rd:	19X12	B	C	Y
Dining:	18X13	M	H	Y	4th:	16X12	B	C	Y
Kitchen:	15X12	M	H	Y	SittingRoom:	14X14	U	C	Y
Brkfst Rm:				Rec/PlayRm:	35X25	B	C	Y	
LaundryRm:	9X5	M	H	Y	Office:	13X11	B	C	N

Directions

Fall Creek Rd, north of 96th St; cross small bridge just past Geist Rd to 1st cul-de-sac on right - home at end of cul-de-sac.

Property Description

Fabulous English Tudor home on one of the premier lots @ Geist! 400' of lakefront to host both sunrises & sunsets. Totally renovated inside & out. New sea wall dock & lift to die for. New siding, wood shake roof, carpet, paint, windows & much more. See attachment. Magnificent huge formal living room, dining room & state of the art kitchen. Walk out lower level w/pool table, wet bar area, TV area. Master suite w/sitting area, & cozy fireplace. Huge walk-in closet. Cul de sac lot. Move in & relax!

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

All showings thru list agent. Upper-level sitting room off Master Suite. Office in basement could be 5th Bedroom.

Description

Life Style: Detached **Arch Style:** English/Tudor, TradAmer **Exterior:** Brick, Stone
Master BR: DbISinks, FullShrStl, Patio, WalkInClos, WhirlpTub **Areas:** FoyerLarge, GreatRoom, HomeTheatr, LndryRmMn, Rec/PlayRm
Appl: Dishwasher, Dryer, GrbgDispsl, O/RGas, OvenCnvctn, OvenDouble, RefBltn, TrashComp **Porch:** DeckMain, PatioScrnd
Equip: MultPhnLin, SecAlrmPd, SmokeAlarm, WetBar, WtrSftnPd **Eating Area:** BrkfstBar, DinComb/FR, FormalDR
Interior Amen: B/InBkShlv, CeilRaised, HrdwdFloor, WalkInClos, WetBar, WinBayBow
Exterior Amen: DrvAsphalt, OutFpl/Pit, PoolBlwGnd
Lot Info: Cul-De-Sac, DockOwned, Lakefront, OnReservor
Lot Size: Irregular **Acres:** 1/2-1 Acre **# of Acr:** 0.70 **Condo Description:**

Utilities

Heating: ForcedAir **Fuel:** Gas **Primary Water Src:** MunWtrConn
Cooling: CentrElec **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:** \$425
Fee Includes: MaintCommon, RemvISnow, SharedSec

Office Information

TUCK10: F.C. Tucker Company **OP:** 317-259-6000 **OF:** 317-252-4663 **Fdbk Email:** gpurdy@talktotucker.com
LAgnt: 8359 : Ginny Purdy-Paskoff **Pref:** 317-345-5478 **PF:** **Show:** 317-345-5478 **Fdbk:** 317-345-5478
Team Name: **Hm:** 317-259-6000 **Ofc Ext:** 0 **Cell:** 317-345-5478 **VM:** 317-345-5478
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** 317-259-6000 **Toll:**
Con1: **Poss:** Negotiable **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 04/22/2011 **BAC:** %2.27
Disc: **Disc Other:** ONFIL **XD:** 04/22/2012 **Entry Date:** 04/22/2011
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 06/17/2011

Pending/Sold Informatior

SA: 2750 Judy Cohen **SO:** REMD01 RE/MAX Legends Group **Sold Terms:** Cash **DP:** 05/24/2011
Comments: n/a **CC/Buyers Asst:** \$0 **Est DC:** 06/16/11
SD: 0 **DC:** 06/16/2011