



Residential/Condo Media: 10 <http://tours.tourfactory.com/tours/tour.asp> SP: \$1,225,000
BLC#: 21014637 RES Status: Sold Area: 4904 LP: \$1,950,000
9080 Bay Breeze Ct Lt: 39.9206 Ln: -85.9635 Map: North 90 East 114
Town: Indianapolis Twp: Lawrence Zip: 46236 County: Marion
Legal: Admirals Sound Sec: 7 Lot: 235&2 School: Lawrence Township
Tax ID: 490116101022000400 Multi-Tax ID: Solid Waste: Y Semi-Tax: \$15,456
Subdiv: Admirals Sound Tax Exempt: HmTxEx, MortTxEx Tax Yr Due: 2010
Builder/Project/Contractor: Const.Stage: Yr Built: 2001 Est.Comp.Date:

Loc:
Rooms: 16 **Bd:** 6
Floor#:
Unit Entry Level:
Levels: 2 Levels
Baths: 11
Parking:
Bas: Y/Finished, WalkOut
Foundation: BsmtPrCnc

SqFt	FB	HB
Upper: 3,525	Upper Bth:	4 0
Main: 3,886	Main Bth:	2 2
Approx M/U Total: 7,411	Bsmt Bth:	2 1
Basement: 3,024	Total:	8 3
Approx M/U & WOBSM: 10,435		
% Finished Basement: 75+%		
Source: Assessor	DOM: 414	CDOM: 414

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	30x16	M	H	Y	Master:	26x20	U	H	Y
Family Rm:	28x26	B	T	N	2nd:	17x13	U	C	Y
Great Rm:	24x20	M	H	Y	3rd:	19x14	U	C	Y
Dining:	16x14	M	H	Y	4th:	20x12	U	C	Y
Kitchen:	21x16	M	T	Y	5th Bedroom:	15x14	M	C	Y
Brkfst Rm:	16x13	M	T	Y	BonusRoom:	15x14	M	C	Y
BonusRoom:	22x14	M	C	Y					

Directions

Oaklandon north of 86th into Admirals. Left on Old Stone then go to 3rd right. Follow Bay Breeze Lane to stop sign to Bay Breeze Court. Home off cul-de-sac on private drive.

Property Description

Buyers....if you are looking for a fire sale, this is it! Once valued at over 5M, this Geist main body waterfront is now available under 2M. The two lots alone that this residence sits on were sold at over \$300,000 each. Panoramic views of the lake from every level, incredible Gunnite pool, gourmet kitchen, multiple gathering areas, possible main level Master suite, walk out LL to the pool, lake and boat access. Apartment w/sep entry, 5 car garage, workout, billiards, MORE.

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

Description

Life Style: Detached **Arch Style:** TradAmer **Exterior:** DrivitType, StuccoStyl
Master BR: Fireplace, Porch, SplitBedRm, Suite, WalkinClos **Areas:** BonusRoom, DenLibrary, HomeTheatr, In-lawQtrs, LndryRmMn
Appl: CookTopGas, Dishwasher, Dryer, Microwave, OvenDouble, RefBltn, SepIceMach, WineCUUnit **Porch:** DeckMain, PorchCovrd
Equip: HotTub, MultPhnLin, NetworkRdy, SecAlrmMon, TheaterEq, WetBar, WtrSftnPd **Eating Area:** BrkfstRoom, CntrlIsland, FormalDR, PntryWkln
Interior Amen: CeilRaised, CeilVaultd, HrdwdFloor, WalkinClos, WdWkStnPnt
Exterior Amen: DrvPavers, OutBld/Utl, OutFpl/Pit, PoolBlwGnd
Lot Info: Cul-De-Sac, DockOwned, Lakefront, OnReservor
Lot Size: 200x200 **Acres:** 1/2-1 Acre **# of Acr:** 0.80 **Condo Description:**

Utilities

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

Financial/Association Information

Poss Fincg: Conventnl, ICON **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** \$450
Fee Includes: MaintCommon, RemvlSnow

Office Information

PRIN01 : Prudential Indiana Realty Grp **OP:** 317-595-2100 **OF:** 317-595-6200 **Fdbk Email:**
LAgT: 2678 : Dick Richwine **Pref:** 317-558-6800 **PF:** **Show:** 317-955-5555 **Fdbk:** 317-558-6806
Team Name: The Richwine Group **Hm:** 317-558-6800 **Ofc Ext:** 0 **Cell:** 317-558-6800 **VM:** 317-558-6800
CoAgt/Asst: 1102 Greg Cooper **Pref:** 317-848-4734 **Type:** Exclusive Right to Sell **Dir:** 317-558-6800 **Toll:**
Con1: **Poss:** Negotiable **Var:** N **Pager:**
Con2: Joel Woelfle 317-590-8200 **Auction Lic#:** **LD:** 03/19/2010 **BAC:** %1.8
Disc: **Disc Other:** DEFNN **XD:** 05/31/2011 **Entry Date:** 03/19/2010
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 05/27/2011

Pending/Sold Informatior

SA: 2678 Dick Richwine **SO:** PRIN01 Prudential Indiana Realty Grp **Sold Terms:** Cash **DP:** 04/16/2011
Comments: None **CC/Buyers Asst:** \$0 **Est DC:** 05/27/11
SD: 0 **DC:** 05/26/2011