



**Residential/Condo Media: 17**

**BLC#:** 21126727 **RES** **Status:** Active **Area:** 2912 **LP:** \$5,500,000  
**0 Confidential** **Lt:** **Ln:** **Map:**  
**Town:** Confidential **Twp:** Fall Creek **Zip:** 00000 **County:** Hamilton  
**Legal:** HAM0Confidential **Sec:** 01 **Lot:** 01 **School:** Hamilton Southeastern  
**Tax ID:** 291501000009302033 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** \$21,656  
**Subdiv:** Confidential **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2011  
**Builder/Project/Contractor:** **Const.Stage:** **Yr Built:** 1990 **Est.Comp.Date:**

**Loc:** **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

SqFt	FB	HB
<b>Upper:</b> 3,439	<b>Upper Bth:</b> 6	2
<b>Main:</b> 3,841	<b>Main Bth:</b> 1	2
<b>Approx M/U Total:</b> 7,280	<b>Bsmt Bth:</b> 1	1
<b>Basement:</b> 3,421	<b>Total:</b> 8	5
<b>Approx M/U &amp; WOBSM:</b> 10,701		
<b>% Finished Basement:</b> 75+%		
<b>Source:</b> Assessor	<b>DOM:</b> 119	<b>CDOM:</b> 119

**Approx. Room Sizes/Descriptions**

	L	F	W		L	F	W	
<b>Living:</b>				<b>Master:</b>	22x18	M	H	Y
<b>Family Rm:</b> 24x20	B	C	Y	<b>2nd:</b>	17x13	U	C	Y
<b>Great Rm:</b> 26x20	M	H	Y	<b>3rd:</b>	16x15	U	C	Y
<b>Dining:</b> 20x16	M	H	Y	<b>4th:</b>	16x12	U	C	Y
<b>Kitchen:</b> 28x16	M	H	Y	<b>SunRoom:</b>	19x16	M	T	N
<b>Brkfst Rm:</b> 13x13	M	H	Y	<b>HomeTheatr:</b>	26x23	U	C	N
<b>DenLibrary:</b> 20x16	B	H	Y	<b>ExerciseRm:</b>	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 must be 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, OvenCnvtcn, **Porch:** DeckMul  
 OvenDouble, RefBltIn, SepIceMach, WarmDrawer, WineClUnit **Eating Area:** BrkfstBar, BrkfstRoom, CntrlIsland, FormalDR  
**Equip:** ElevPrivate, HotTub, SecAlrmPd, SmokeAlarm, SmpPmp w/Bac, **Interior Amen:** B/InBkShlv, CeilRaised, HrdwdFloor, WalkInClos, WetBar, WdWkPaintd  
 SurrndSnd, TheaterEq, WetBar, WtrSftnPd **Exterior Amen:** DrvPavers, PoolBlwGnd, SprnkIrSys, WtrFtr/Fntn  
**Lot Info:** DockOwned, Lakefront, OnReservor, TreeMature **Condo Description:**  
**Lot Size:** 4.90 **Acres:** 3-5 Acres **# of Acr:** 4.90

**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  
**LAg:** 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:** 05/16/2011 **BAC:** %1.7  
**Disc:** **Disc Other:** ONFIL **XD:** **Entry Date:** 06/09/2011  
**Insp/Warr:** General **Direct Soliciting:** N **WD:** **Chg Date:** 06/09/2011