



**Residential/Condo** Media: 24 <http://www.pictureplanet.com/bin/player07>

**BLC#:** 21109660 **RES** **Status:** Active **Area:** 4904 **LP:** \$2,790,000 \*  
**#9873 N HAMPTON COVE LN** **Lt:** 39.9016 **Ln:** -86.0167 **Map:**  
**Town:** #INDIANAPOLIS **Twp:** #LAWRENCE **Zip:** #46256 **County:** #Marion  
**Legal:** #HAMPTON COVE L 3B **Sec:** **Lot:** 3B **School:** Lawrence Township  
**Tax ID:** 490115113006000400 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** # \$17,532  
**Subdiv:** #HAMPTON COVE L 3B **Tax Exempt:** None **Tax Yr Due:** #2010  
**Builder/Project/Contractor:** **Const.Stage:** Compl **Yr Built:** #2008 **Est.Comp.Date:**  
Homes By Design

**Loc:** **Rooms:** 20 **Bd:** 5

	SqFt	FB	HB
Upper:	2,074	3	0
Main:	4,291	2	2
Basement:	3,739	1	0
<b>Approx M/U Total:</b>	6,365	<b>Bsmt Bth:</b>	1 0
<b>Approx M/U &amp; BSMNT:</b>	10,104	<b>Total:</b>	6 2
<b>% Finished Basement:</b>	75+%		
<b>Source:</b> Assessor		<b>DOM:</b> 120	<b>CDOM:</b> 1355

**Approx. Room Sizes/Descriptions**

	L	F	W		L	F	W
<b>Living:</b>				<b>Master:</b>	19x15	M	C N
<b>Family Rm:</b> 26x14	B	C	N	<b>2nd:</b>	19x12	U	C N
<b>Great Rm:</b> 19x24	M	C	N	<b>3rd:</b>	14x17	U	C N
<b>Dining:</b> 13x15	M	H	Y	<b>4th:</b>	12x16	U	C N
<b>Kitchen:</b> 26x12	M	H	N	<b>DenLibrary:</b>	13x14	M	H N
<b>Brkfst Rm:</b>				<b>HearthRoom:</b>	16x26	M	H N
<b>5thBedroom:</b> 16x12	M	C	N	<b>HomeTheatr:</b>	19x15	B	C N

**Floor#:**

**Unit Entry Level:**

**Levels:** 4 Levels

**Baths:** 8

**Parking:**

**Bas:** Y/FinWalls, WalkOut, 9ft+Ceil, Finished

**Foundation:** BsmtPrCnc

**Gar:** Y/2CATC/FINGR, 2CDTC,GROPN,HEATD

**Frplc:** 6/MasterBdRm, Hearth Room, Den/Library, GreatRoom

**Gar:** Y/2CATC/FINGR, 2CDTC,GROPN,HEATD

**Directions**

From Olio Road, & 96th Street to Fall Creek, at light turn left. Take first right into the Hampton Cove Neighborhood. Take first left onto Hampton Cove, follow around to end of street, home on left.

**Property Description**

2008 DREAM HOME\*TUSCAN INFLUENCED STUCCO/STONE W/BRICK TRIM\*EXCLUSIVE LAKEFRONT LOCATION & PRIVATE DOCK\*5 BDRMS\*6 FULL/3 HALF BTHS\*6 FRPLCS\*\$5000 LANDSCAPE & HARDSCAPE DESIGN\*DISTINCTIVE CLAY TILE ROOF\*TERRA COTTA PAVER DRIVEWAY\*CUSTOM INFINITY EDGE POOL W/WATERFALL&HOT TUB\*2,000 SQ FT TRAVERTINE PATIO\*ASIAN WALNUT HRDWD FLOORS\*NEW ZEALAND WOOL CARPET\*ELEVATOR\*DRY STEAM SAUNA\*110" CUSTOM THEATRE SCREEN\*ALL FIXTURES, LIGHTING & FINISHES OF HIGHEST QUALITY\*DETACH CASITA -STE. W/ FULL BTH & WET BAR

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

Listing Agent must be present at all showings. Potential buyers must present proof of ability to purchase this home prior to viewing. This home is situated on two lots that total .55 acres.

**Description**

**Life Style:** Detached **Arch Style:** Spanish **Exterior:** Brick, Stone  
**Master BR:** Balcony, BathHalf, Fireplace, FTub w/Shr, Suite **Areas:** BonusRoom, DenLibrary, ExerciseRm, GreatRoom, HomeTheatr  
**Appl:** Dishwasher, GrbgDispsl, RefBltn, OvenDouble, CookTopGas, Microwave **Porch:** Balcony  
**Equip:** SmpPmpDual, TheaterEq, WetBar, SurrndSnd, SmokeAlarm, CentralVac, ElevPrivate, Sauna **Eating Area:** BrkfstRoom, FormalDR  
**Interior Amen:** HrdwdFloor, WetBar, WinWood, CeilCath, WdWkPaintd, WalkInClos  
**Lot Info:** DockOwned, Lakefront, OnReservor, WaterAcces **Exterior Amen:** DrvPavers, PoolBlwGnd, SprnklrSys  
**Lot Size:** #0.31 AC **Acres:** 1/2-1 Acre **# of Acr:** 0.55 **Condo Description:**

**Utilities**

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

**Financial/Association Information**

**Poss Fincg:** Conventnl, ICON **Ownshp Int:** MandFee **Fee Pd:** **Fee Amt:**  
**Fee Includes:**

**Office Information**

WMMC01 : Weichert, REALTORS(R) McDonal **OP:** 317-576-7653 **OF:** 317-578-1865 **Fdbk Email:** [Brad@BradBaxter.com](mailto:Brad@BradBaxter.com)  
**LAg:** 23465 : Brad Baxter **Pref:** 317-501-3202 **PF:** 317-578-1865 **Show:** 317-955-5555 **Fdbk:** 317-558-3303  
**Team Name:** **Hm:** **Ofc Ext:** 3303 **Cell:** 317-501-3202 **VM:** 317-558-3303  
**CoAgt/Asst:** **Pref:** **Type:** Exclusive Right to Sell **Dir:** 317-501-3202 **Toll:**  
**Con1:** **Poss:** AtClosing **Var:** N **Pager:**  
**Con2:** **Auction Lic#:** **LD:** 03/07/2011 **BAC:** %1.7  
**Disc:** **Disc Other:** COVEN **XD:** **Entry Date:** 03/07/2011  
**Insp/Warr:** WarrBuild **Direct Soliciting:** N **WD:** **Chg Date:** 06/07/2011