



Residential/Condo

Media: 12 <http://tour.circlepix.com>

BLC#: 21005810 **RES** **Status:** Active **Area:** 2912 **LP:** \$2,390,000 *
#12139 Rangeview Ct **Lt:** 39.9511 **Ln:** -85.9513 **Map:** North 111 East 121
Town: #FISHERS **Twp:** #Fall Creek **Zip:** #46037 **School:** Hamilton
Legal: HORIZON **Section:** **Lot:** 12 **County:** #HAMILTON
Tax ID: HAM1915030030012000 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** #12,518
Subdiv: HORIZON **Tax Exempt:** HmTxExNotR, MrTxExNotR **Tax Yr Due:** #2009
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 2007 **Est.Comp.Date:**

Loc: **Rooms:** 22 **Bd:** 6

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	32x16	B	C	Y	Master:	19x15	M	C	Y
Family Rm:	21x16	M	T	Y	2nd:	15x13	U	C	Y
Great Rm:	20x16	M	T	Y	3rd:	15x12	U	C	Y
Dining:	16x13	M	H	Y	4th:	15x12	U	C	Y
Kitchen:	21x17	M	T	Y	5thBedroom:	15x14	B	C	Y
Brkfst Rm:	12x10	M	T	Y	6thBedroom:	16x14	B	C	Y
DenLibrary:	14x14	M	C	Y	Rec/PlayRm:	41x15	B	C	N

Floor#: **Unit Entry Level:**
Levels: 2 Levels
Baths: 7
Parking:
Bas: Y/9ft+Ceil, DayliteWin, Finished
Foundation: BsmtPrCnc

SqFt	FB	HB
Upper: 1,960	Upper Bth: 2	0
Main: #3,737	Main Bth: 1	2
Approx M/U Total: 5,697	Bsmt Bth: 1	1
Basement: #3,737	Total: 4	3
Approx M/U & DAYLT: 9,434		
% Finished Basement: 75+%		
Source: Assessor		

Frpcl: 3/FamilyRm, GreatRoom, Hearth Room
Gar: Y/4CATC/GROPN,FINGR

Directions

Enter HAMILTON PROPER (N of Fall Creek Rd or S of 116th). From Brookschool Road on Club Point-go Right on Hawthorne Ridge-Follow to Great Blue Trace-Go Left-Go thru Gated Horizon Entrance & Left on Rangeview Ct

Property Description

Stunning Mediterranean Style Residence on Golf Crs w/Gorgeous Gunite Saline Pool & Heated Indoor Sports Ct in Hamilton Proper. Adjacent Golf Crs Lot can be Packaged! Amazing Main Master w/Maxx Jacuzzi, Lrg Wlk-in Steam Shower! Heated, Covered Lanai w/Frpcl! Heated Mn Lvl Floors! Fabulous "House Trends" Featured Kitchen & Hearth Rm, Theater/Bar/Gaming Rms are "To Die For"! Majestic Columns, Arched Entries & Distinctive Ceiling Architectures, & Beautiful Onyx, Quartz, Marble & Granite Counters!

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

Check Out Virtual Tour! Detailed Brochure also Available! Optional .6 Acre Golf Course Lot next door "can be packaged" & is currently "For Sale". State of the Art Video Security & Hi Def Theater/Sound Systems. Main & Lower Level Custom Designed "Cheers" Bars. Every Amenity Imaginable! Unbelievable Golf Course Views! 100 Year Tile Roof Warranty! Fabulous Acoustical Domed Main Study! Home completion/occupancy Dec 2007!

Description

Life Style: Detached **Arch Style:** TwoStory **Exterior:** Other, Stone
Master BR: FullShrStl, MainLevel, Suite, WalkinClos, WhirlplTub **Areas:** DenLibrary, FamilyRoom, GreatRoom, HearthRoom, HomeTheatr
Appl: GrbgDispsl, Microwave, O/RGas, OvenCnvctn, OvenDouble, Refrigratr, WineClUnit **Porch:** Balcony, PorchCovrd
Equip: Intercom, SecAlrmMon, SecAlrmPd, SmokeAlarm, SmpPmp w/Bac, SurrndSnd, TheaterEq, WetBar **Eating Area:** BrkfstRoom, CntrlIsland, FormalDR, PntryWkln
Interior Amen: AtticAcces, B/InBkShlv, CeilRaised, HrdwdFloor, WalkInClos, WetBar
Lot Info: Cul-De-Sac, GatedComm, OnGolfCrse, Sidewalks **Exterior Amen:** OutFpl/Pit, PoolBlwGnd, SprnklrSys, TennisCom
Lot Size: .51 **Acres:** 1/2-1 Acre **# of Acr:** #0.51 **Condo Description:**

Utilities

Heating: ForcedAir, Humidifier **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:** Quarterly **Fee Amt:** \$465
Fee Includes: AssocBldr, EntryComm, EntryPriv, InsCommon, MaintCommon, ProfMgmt, RemvISnow, RemvITrash, SharedSecr

Office Information

TUCK06 : F.C. Tucker Company **OP:** 317-849-5050 **OF:** 317-577-5486 **Fdbk Email:** mikeclark@talktotucker.com
LAgnt: 17548 : Michael Clark **Pref:** 317-340-5812 **PF:** **Show:** 317-955-5555 **Fdbk:** 317-340-5812
Team Name: **Hm:** 317-823-2521 **Ofc Ext:** 0 **Cell:** 317-340-5812 **VM:** 317-329-8992
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** **Toll:**
Con1: **Poss:** Negotiable **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 02/02/2010 **BAC:** %1.91sp
Disc: **Disc Other:** COVEN,DEFNN,ONFIL **XD:** 10/01/2010 **Entry Date:** 02/02/2010
Insp/Warr: WarrBuild **Direct Soliciting:** N **WD:** **Chg Date:** 02/18/2010