



Residential/Condo

BLC#: 2954175 **RES** **Status:** Sold **Area:** 4904 **SP:** \$655,000
11630 DIAMOND POINTE CT **Lt:** 39.9181 **Ln:** -85.9599 **LP:** \$664,900
Town: INDIANAPOLIS **Twp:** LAWRENCE **Zip:** 46236 **Map:** North 88 East 116
Legal: DIAMOND POINTE L 34 **Section:** **Lot:** 34 **School:** Lawrence Township
Tax ID: MAR4032269 **Multi-Tax ID:** **Solid Waste:** Y **County:** MARION
Subdiv: DIAMOND POINTE L 34 **Tax Exempt:** HmTxEx, MortTaxEx **Semi-Tax:** \$8,813
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1998 **Est.Comp.Date:** **Tax Yr Due:** 2009

Loc: **Rooms:** 14 **Bd:** 5

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:				Master:	19X16	M	C	N	
Family Rm:	20X16	B	C	N	2nd:	15X15	U	C	N
Great Rm:	21X16	M	C	N	3rd:	13X12	U	C	N
Dining:	13X13	M	H	N	4th:	14X13	U	C	N
Kitchen:	17X18	M	T	N	ExerciseRm:	13X20	B	C	N
Brkfst Rm:	11X12	M	T	N	Rec/PlayRm:	17X14	B	C	N
5thBedroom:	15X13	B	C	N	DenLibrary:	10X11	M	C	N

	SqFt	FB	HB
Upper:	1,015	Upper Bth:	2 0
Main:	2,470	Main Bth:	1 1
Approx M/U Total:	3,485	Bsmt Bth:	1 0
Basement:	2,470	Total:	4 1
Approx M/U & WOBSM:	5,955		
% Finished Basement:			DOM: 68
Source:	Assessor		

Bas: Y/9ft+Ceil, Finished, WalkOut **Frpcl:** 3/Den/Library, FamilyRm, GreatRoom
Foundation: BsmtPrCnc **Gar:** Y/3CATC/SIDEL

Directions

OAKLANDON RD NORTH FROM PENDLETON PIKE, OAKLANDON WILL TURN INTO ADMIRALS POINTE, STAY ON ADMIRALS POINTE TO THE ENTRANCE OF DIAMOND POINTE ON THE LEFT. ENTER GATE AND FOLLOW DIAMOND POINTE CT TO THE END.

Property Description

AWESOME OPPORTUNITY ON THIS WATERFRONT PROPERTY IN DIAMOND POINTE! BEAUTIFUL VIEWS OF GEIST FROM THE DECKS AND SCREENED PORCH. MAIN LEVEL MASTER SUITE WITH WINDOW VIEW OF THE LAKE AS WELL. UPPER LEVEL COMPLETE WITH A LOFT AREA OVERLOOKING THE GREAT ROOM, 3 BEDROOMS, 2 FULL BATHS PLUS A BONUS RM OVER THE GARAGE. FINISHED WALK-OUT BSMT WITH FAMILY ROOM, FIREPLACE, WET BAR, EXERCISE RM, 5TH BRM & A FULL BATH. NEEDS REPAIR/SOMEONES PERSONAL TOUCHES, BUT THE UPSIDE IS IMMENSE.

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

PLEASE SEE ATTACHED BUYER/BUYER AGENT INFORMATION. BY SHOWING OUR LISTING YOU AGREE TO THE ATTACHMENT. AGENTS MAY CHOOSE TO BE PAID UP TO 3% BASED UPON NET PROCEEDS (PURCHASE PRICE MINUS SELLER PAID CONCESSIONS) OR THE MINIMUM AMOUNT LISTED IN THE BAC, WHICHEVER IS GREATER. PREAPPROVAL AND COPY OF MINIMUM \$2500.00 EARNEST MONEY TO BE SUBMITTED WITH ALL OFFERS. SELLERS REQUIRE ACCEPTABLE BUYER FINANCIAL QUALIFICATIONS PRIOR TO CONFIRMATION OF SHOWING

Description

Life Style: Detached **Arch Style:** TradAmer **Exterior:** Brick, Cedar
Master BR: DbSinks, GardenTub, WalkinClos, MainLevel, FTubSepShr **Areas:** DenLibrary, ExerciseRm, FamilyRoom, GreatRoom, Foyer2Story
Appl: Dishwasher, OvenBltIn, Refrigeratr, GrbgDispsl **Porch:** DeckMul, PorchScrnd
Equip: Not Applicable, SmokeAlarm **Eating Area:** BrkfstRoom, FormalDR
Interior Amen: B/lnBkShlv, CeilCath, HrdwdFloor

Lot Info: Lakefront **Exterior Amen:** DrvConcret, PoolBlwGnd

Lot Size: 0.70 AC **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:

Financial/Association Information

Poss Fincg: Conventnl **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** \$1,650
Fee Includes: AssocHmOwn, MaintCommon

Office Information

JUDO01: Dollens Real Estate Services **OP:** 317-885-5330 **OF:** 317-859-4385 **Fdbk Email:** twinn2in@aol.com
LAgT: 10509 : Monica Klein **Pref:** 317-850-7943 **PF:** 317-859-4385 **Show:** 317-955-5555 **Fdbk:** Email Please
Team Name: **Hm:** 317-850-7943 **Ofc Ext:** 0 **Cell:** 317-850-7943 **VM:**
CoAgt/Asst: 9891 Jeffrey Dollens **Pref:** 317-885-5330 **Type:** Exclusive Right to Sell **Dir:**
Con1: **Poss:** AtClosing **Var:** N **Toll:**
Con2: **Auction Lic#:** **LD:** 10/30/2009 **Pager:**
Disc: BankOwned **Disc Other:** NOREQ **XD:** 01/29/2010 **BAC:** %2.75
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Entry Date:** 10/30/2009
Chg Date: 02/11/2010

Pending/Sold Information

SA: 6385 Scott Smith **CC/Buyers Asst:** \$0 **DP:** 01/06/2010
SO: KWIN02 Keller Williams Indpls Metro S **Est DC:** 01/29/10
Sold Terms: Conventnl **SD:** 0 **DC:** 02/10/2010

Requested by: Kimberly Carpenter

Information Deemed Reliable But Not Guaranteed. (c) MIBOR 2003-2010

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