



**Residential/Condo**

**BLC#:** 21009531    **RES**    **Status:** Active    **Area:** 4904    **LP:** \$1,795,000  
**9115 Admirals Bay DR**    **Lt:** 39.9201    **Ln:** -85.9458    **Map:** North 91 East 123  
**Town:** Indianapolis    **Twp:** Lawrence    **Zip:** 46236    **School:** Lawrence Township  
**Legal:** Admirals Bay    **Section:** 3    **Lot:** 129    **County:** Marion  
**Tax ID:** MAR4033127    **Multi-Tax ID:**    **Solid Waste:** Y    **Semi-Tax:** \$5,795  
**Subdiv:**    **Tax Exempt:** HmTxEx, MortTaxEx    **Tax Yr Due:** 2009  
**Builder/Project/Contractor:**    **Const.Stage:**    **Yr Built:** 1998    **Est.Comp.Date:**

**Loc:**    **Rooms:** 14    **Bd:** 4

**Approx. Room Sizes/Descriptions**

	L	F	W		L	F	W		
<b>Living:</b>				<b>Master:</b>	18x15	M	C	Y	
<b>Family Rm:</b>	31x30	B	C	Y	<b>2nd:</b>	19x14	U	C	Y
<b>Great Rm:</b>	24x15	M	T	Y	<b>3rd:</b>	15x14	U	C	Y
<b>Dining:</b>	17x13	M	H	Y	<b>4th:</b>	14x12	B	C	Y
<b>Kitchen:</b>	20x16	M	H	Y	<b>DenLibrary:</b>	22x16	M	H	Y
<b>Brkfst Rm:</b>				<b>ExerciseRm:</b>	15x13	B	C	N	
<b>HearthRoom:</b>	20x16	M	H	Y	<b>BonusRoom:</b>	18x16	U	C	N

**Floor#:**    **Unit Entry Level:**  
**Levels:** 2 Levels  
**Baths:** 6  
**Parking:**  
**Bas:** Y/9ft+Ceil, WalkOut  
**Foundation:** BsmtPrCnc

	SqFt	FB	HB
<b>Upper:</b>	1,409	<b>Upper Bth:</b>	2 0
<b>Main:</b>	3,388	<b>Main Bth:</b>	1 1
<b>Approx M/U Total:</b>	4,797	<b>Bsmt Bth:</b>	2 0
<b>Basement:</b>	3,388	<b>Total:</b>	5 1
<b>Approx M/U &amp; WOBSM:</b>	8,185		
<b>% Finished Basement:</b>	50-75%		
<b>Source:</b> Assessor			

**Frplc:** 5/DiningRoom, GreatRoom, Hearth Room, MasterBdRm  
**Gar:** Y/4CATC/GROPN, MULTI,KEYLS,LDCRT,SRVDR,STORG

**Directions**

Oaklandon Road north of 86th Street to 4-way stop, right on Old Stone Drive to 3rd street on left. Left on Admirals Bay Drive to 9115.

**Property Description**

Geist lakefront home. First time ever on market. Extremely well maintained and updated. 2-story great room, rich hardwoods, spectacular lake views, dream kitchen w/12' ceilings, beautiful cabinetry, huge island. Main lvl Master Suite, 16' ceilings, lead glass doors, unbelievable bath & closet. 44' veranda w/access from all rms. BR suite w/hidden 16x18 bonus rm. 18x36 gunite pool & hot tub. Boat dock w/lift. Beautiful landscaping on this special property.

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

**Description**

**Life Style:** Detached    **Arch Style:** TradAmer    **Exterior:** StuccoStyl  
**Master BR:** MainLevel, Porch, SplitBedRm, Suite, WalkInClos    **Areas:** FoyerLarge, HomeTheatr, LndryRmMn, Office, UtilityRm  
**Appl:** CookTopEle, Dishwasher, Dryer, GrbgDispsl, JennType, Microwave, OvenDouble, RefBltn, TrashComp, Washer    **Porch:** PatioCovrd, PorchCovrd  
**Equip:** CentralVac, HotTub, Sauna, SecAlrmPd, SmokeAlarm, TheaterEq, WetBar    **Eating Area:** BrkfstBar, CntrlIsland, FormalIDR, PntryWkln  
**Interior Amen:** B/lnBkShlv, CeilRaised, CeilTray, HrdwdFloor, WalkInClos, WdWkStnPnt  
**Lot Info:** DockOwned, Lakefront, OnReservor, TreeMature    **Exterior Amen:** DrvConcret, PoolBlwGnd, SprnklrSys  
**Lot Size:** 133x220x84x179    **Acres:** 1/2-1 Acre    **# of Acr:** 0.50    **Condo Description:**

**Utilities**

**Heating:** ElecAirFil, ForcedAir    **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    **Ownshp Int:** MandFee    **Fee Pd:** Annually    **Fee Amt:** \$425  
**Fee Includes:** AssocHmOwn, InsCommon, MaintCommon, ProfMgmt, RemvlSnow, SharedSecr

**Office Information**

**CERG01 :** CENTURY 21 Realty Group    **OP:** 317-595-2100    **OF:** 317-595-6200    **Fdbk Email:** [jwoelfle@c21rg.net](mailto:jwoelfle@c21rg.net)  
**LAgT:** 2678 : Dick Richwine    **Pref:** 317-590-8200    **PF:**    **Show:** 317-955-5555    **Fdbk:** 317-558-7758  
**Team Name:** The Richwine Group    **Hm:** 317-558-6800    **Ofc Ext:** 0    **Cell:**    **VM:** 317-558-6800  
**CoAgt/Asst:** 5068 Joel Woelfle    **Pref:** 317-590-8200    **Type:** Exclusive Right to Sell    **Dir:** 317-558-6800    **Toll:**    **Pager:**  
**Con1:**    **Poss:** Negotiable    **Var:** Y    **LD:** 02/24/2010    **BAC:** %2.0  
**Con2:**    **Auction Lic#:**    **LD:** 02/24/2010    **Entry Date:** 02/24/2010  
**Disc:**    **Disc Other:** COVEN,DEFNN,ONFIL,MEDIA    **XD:** 08/18/2010    **Chg Date:** 02/24/2010  
**Insp/Warr:** Not Applicable    **Direct Soliciting:** N    **WD:**    **Chg Date:** 02/24/2010