



Residential/Condo

BLC#: 2953970 **RES** **Status:** Sold **Area:** 2912 **SP:** \$520,000
10817 Turne Grove CT **Lt:** 39.9482 **Ln:** -85.9445 **LP:** \$545,900
Town: FISHERS **Twp:** Fall Creek **Zip:** 46037 **Map:** North 116 East 108
Legal: TURNE GROVE **Section:** 3 **Lot:** 13 **School:** Hamilton
Tax ID: HAM1915030006004000 **Multi-Tax ID:** **Solid Waste:** Y **County:** HAMILTON
Subdiv: TURNE GROVE **Tax Exempt:** HmTxEx, MortTaxEx **Semi-Tax:** \$2,402
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1995 **Tax Yr Due:** 2009
Est.Comp.Date:

Loc:

Rooms: 12 **Bd:** 5

Floor#: 0

Unit Entry Level: 0

Levels: 2 Levels

Baths: 5

Parking:

Bas: Y/9ft+Ceil, DayliteWin, Finished, PlumbRough

Foundation: BsmtPrCnc, Crawl

Frpcl: 3/Basement, FamilyRm, GasLog, MasterBdRm

Gar: Y/3CATC/GROPN,REARL

SqFt		FB	HB
Upper:	2,553	Upper Bth:	3 0
Main:	1,589	Main Bth:	0 1
Approx M/U Total:	4,142	Bsmt Bth:	1 0
Basement:	1,154	Total:	4 1
Approx M/U & DAYLT:	5,296		
% Finished Basement:	75+%		
Source: Appraisal			DOM: 74

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	16x11	M	H	Y	Master:	20x20	U	C	N
Family Rm:					2nd:	14x11	U	H	Y
Great Rm:					3rd:	13x12	U	H	Y
Dining:	13x13	M	H	Y	4th:	27x14	U	C	Y
Kitchen:	23x18	M	H	Y	BonusRoom:	13x11	B	O	Y
Brkfst Rm:					BonusRoom:	21x15	U	H	Y
Rec/PlayRm:	20x19	B	O	Y					

Directions

From I-69 North take 116th St East about 4mi to Brook School Rd, turn Right to entrance of Hamilton Proper on Right, turn Right on Hawthorne Ridge, Right on Turne Grove to home on Left.

Property Description

OPEN HOUSE 12/13 2-5.Highly Unique custom home loaded w/\$125k+ upgrades! Too many to mention! Gourmet Kit., Fin. Bsmnt w/fireplace, 5th Bedroom & Bonus Room, wet bar, wine cellar.stained concrete floors.3 Fireplaces, Spiral staircase leads you upstairs to 4 Bedrooms, bonus area & finished attic-great for Rec Rm/Theater Rm. Private treelined lot w/stained concrete patio & deck, paver brick driveway & courtyard leads you thru the wrought iron gates & carriage porch. This isn't your ordinary home!

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

List of all upgrades inside home.

Description

Life Style: Detached **Arch Style:** TradAmer, TwoStory **Exterior:** WoodBrick
Master BR: DbISinks, GardenTub, WalkinClos, WhirlpTub **Areas:** DenLibrary, FamilyRoom, FormallvRm, Foyer2Story, Rec/PlayRm
Appl: Microwave, OvenCnvctn, OvenDouble, CookTopGas **Porch:** DeckMain
Equip: CarbMnSnsr, GasGrill, NetworkRdy, SatDishPd, SecAlrmMon, WtrSftnPd **Eating Area:** CntrlIsland, EatInKitch, FormalDR, KitUpdated
Lot Info: Cul-De-Sac, Sidewalks, TreeMature, Wooded **Interior Amen:** B/InBkShlv, CeilRaised, WalkInClos, WdWkPaintd, WetBar, WinThermI
Lot Size: .50 **Acres:** 1/2-1 Acre **# of Acr:** 0.50 **Exterior Amen:** DrvPavers, PoolCommu, SprnklrSys
Condo Description:

Utilities

Heating: 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, FHA, ICON **Ownshp Int:** MandFee **Fee Pd:** Quarterly **Fee Amt:** \$474
Fee Includes: AssocHmOwn, EntryComm, MaintCommon, NatureArea, RemvlSnow, RemvlTrash, SharedSecr

Office Information

CEAT01 : CENTURY 21 Scheetz **OP:** 317-705-2500 **OF:** 317-573-5182 **Fdbk Email:** smaupin@c21scheetz.com
LAgnt: 22158 : Shannon Maupin **Pref:** 317-374-9166 **PF:** 317-573-5182 **Show:** 317-955-5555 **Fdbk:** 374-9166
Team Name: Shannon Maupin **Hm:** 317-585-4996 **Ofc Ext:** 0 **Cell:** 317-374-9166 **VM:** 317-705-2507
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** **Toll:**
Con1: **Poss:** Negotiable **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 10/29/2009 **BAC:** %3
Disc: **Disc Other:** COVEN,DEFNN,MEDIA **XD:** 04/30/2010 **Entry Date:** 10/30/2009
Insp/Warr: General **Direct Soliciting:** N **WD:** **Chg Date:** 03/01/2010

Pending/Sold Information

SA: 9999 Non-BLC Member **CC/Buyers Asst:** \$3,000 **DP:** 01/11/2010
SO: NMLS01 Non-BLC Office **Est DC:** 02/26/10
Sold Terms: Conventnl **SD:** 0 **DC:** 02/24/2010