



Residential/Condo Media: 24 <http://www.tourfactory.com/1119675>
BLC#: 21276545 **RES** **Status:** Active **Area:** 4904-Marion - Lawrence **LP:** \$205,000 *
7420 CAPE COD **Lt:** 39.8895 **Ln:** -86.0678 **Map:**
Town: INDIANAPOLIS **Twp:** LAWRENCE **Zip:** 46250 **County:** Marion
Legal: IVY HILLS 16TH SEC L32 **Sec:** **Lot:** 32 **School:** Lawrence Township
Tax ID: 490227113037000400 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** \$835
Subdiv: IVY HILLS 16TH SEC L **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2013
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1973 **Est.Comp.Date:**

Loc:

Rooms: 9 **Bd:** 3

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	18x14	M	C	Y	Master:	12x19	M	C	Y
Family Rm:	20x14	M	C	N	2nd:	12x12	M	C	N
Great Rm:	22x30	M	C	Y	3rd:	13x10	M	C	N
Dining:	12x13	M	C	Y	4th:				
Kitchen:	14x12	M	V	N					
Brkfst Rm:									

Floor#:
Unit Entry Level:
Levels: 1 Level
Baths: 3
Parking:

Bas: N

Foundation: Crawl

SqFt	FB	HB
Upper:	0	0
Main:	2,562	2
Approx M/U Total:	2,562	0
Basement:	0	0
Approx M/U & NOBSM:	2,562	2
% Finished Basement:		
Source: Assessor		
	DOM:	23
	CDOM:	23

Frplc: 1 / FamilyRm, GasLog

Gar: Y / 2CATC

Directions

From 75th and Allisonville, go east to Cape Cod Circle on right. From Binford Ave go west on 75th to Cape Cod on left.

Property Description

This well built, well maintained 3BR/2.5BA ranch has great bones and is waiting for a new owner. This home is over 2500 sq ft & has newer energy efficient windows, newer gutters & soffits, newer roof, mechanicals, water softener & reverse osmosis system. You just need to bring your decorating touches and make it your own. Large yard and convenient location on a quiet cul-de-sac. Room for everyone! Come take a look & make it yours. Home warranty included!

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

Description

Life Style: Detached **Arch Style:** Ranch **Exterior:** Brick, Vinyl
Master BR: FTub w/Shr, MainLevel, WalkinClos **Areas:** FamilyRoom, FormalLvRm, GreatRoom, LndryRmMn
Appl: Dishwasher, Dryer, GrbgDispsl, Microwave, O/RElec, Refrigeratr, Washer
Equip: Sauna, SecAlrmPd, WtrSftnPd **Porch:** PorchOpen
Eating Area: BrkfstBar, FormalDR
Interior Amen: WalkInClos, WetBar, WinTherml

Lot Info: Cul-De-Sac, TreeMature **Exterior Amen:** BarnMini, DrvAsphalt, FenceFullR

Lot Size: 151x100 **Acres:** 1/4-1/2 Acre # of Acr: 0.35 **Condo Description:**

Utilities

Heating: ForcedAir **Fuel:** Gas **Primary Water Src:** MunWtrConn
Cooling: CentrElec **Water Htr:** Gas **Primary Sewage Disp:** MunSwrConn
Utility Option: CableConn

Financial/Association Information

Poss Fincg: Conventnl, FHA, ICON, VA **Ownshp Int:** VolFee **Fee Pd:** **Fee Amt:**
Fee Includes:

Office Information

CEC04: CENTURY 21 Scheetz **OP:** 317-705-2500 **OF:** 317-573-5182 **Fdbk Email:** sold@kimsellsindy.com
LAgT: 15467 : Kimberly Carpenter **Pref:** 317-509-4000 **PF:** **Show:** 317-955-5555 **Fdbk:** 317-509-4000
Team Name: **Hm:** 317-509-4000 **Ofc Ext:** 2638 **Cell:** 317-509-4000 **VM:**
CoAgT/Asst: 34255 Mark Ratner **Pref:** 317-490-4420 **Type:** Exclusive Right to Sell **Dir:** **Toll:**
Con1: **Poss:** AtClosing **Var:** Y **Pager:**
Con2: **Auction Lic#:** **LD:** 02/25/2014 **BAC:** %3.50
Disc: **Disc Other:** ONFIL **XD:** 08/25/2014 **Entry Date:** 02/26/2014
Insp/Warr: Not Applicable **Dir Solicit:** N **Show:** Y 02/25/14 **WD:** **Chg Date:** 03/20/2014