



Residential/Condo Media: 20 <http://tours40.vht.com/C21SIN/T391822573>
BLC#: 21259756 RES **Status:** Active **Area:** 4904-Marion - Lawrence **LP:** \$159,400 *
8140 WARBLER WAY **Lt:** 39.8977 **Ln:** -86.0240 **Map:** North 80 East 9
Town: INDIANAPOLIS **Twp:** LAWRENCE **Zip:** 46256 **County:** Marion
Legal: EAGLENEST **Sec:** IV **Lot:** 166 **School:** Lawrence Township
Tax ID: 490225118020000400 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** \$766
Subdiv: EAGLENEST **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2013
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1977 **Est.Comp.Date:**

Loc:
Rooms: 8 **Bd:** 3
Floor#:
Unit Entry Level:
Levels: 1 1/2 Levels
Baths: 2
Parking: 2
Bas: N
Foundation: Crawl

SqFt	FB	HB
Upper: 660	Upper Bth:	1 0
Main: 1,074	Main Bth:	1 0
Approx M/U Total: 1,734	Bsmt Bth:	0 0
Basement: 0	Total:	2 0
Approx M/U & NOBSM: 1,734		
% Finished Basement:	DOM:	146
Source: Assessor	CDOM:	146

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:				Master:	15x11	M	C	Y	
Family Rm:				2nd:	11x10	U	C	Y	
Great Rm:	22x13	M	C	N	3rd:	11x10	U	C	Y
Dining:	13x11	M	H	Y	4th:				
Kitchen:	13x11	M	H	Y					
Brkfst Rm:									
LaundryRm:	9x9	M	H	N					

Directions

82nd St or 75th St East of Hague Rd to Teel Rd, at Eagle Nest entrance North or South to Warbler Way, West to home

Property Description

Eagle Nest neighborhood in Lawrence TWP. Three BRs -- 2 full baths -- master bed on main floor. Eat-in kitchen, formal dining room, laundry room on main floor. Great room with vaulted ceiling and floor to ceiling fireplace. Glass doors to wooden deck overlooking fenced-in backyard. New roof in 2010, new deck in 2013, new carpet on main level in 2013, exterior and interior painted 2013 and new water heater in 2012. Dishwasher, washer and dryer, refrigerator and oven included!!!

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

Sellers are highly motivated. Please email mratner@c21scheetz.com with any questions, concerns and/or offers Property is Agent Owned

Description

Life Style: Detached **Arch Style:** Bungalow **Exterior:** Brick, Cedar
Master BR: FullShrStl **Areas:** FoyerSmall, GreatRoom, LndryRmMn
Appl: Dishwasher, Dryer, GrbgDispsl, O/RElec, RangeHdFan, Refrigratr, Washer
Equip: SatDishRnt, SmokeAlarm, SumpPump **Porch:** DeckMain, PorchCovrd
Eating Area: EatInKitch, FormalDR
Interior Amen: AtticAcces, CeilCath, HrdwdFloor
Exterior Amen: DrvAsphalt, FenceFullR
Condo Description:

Utilities

Heating: HeatPump **Fuel:** Electric **Primary Water Src:** MunWtrConn
Cooling: AtticFan, CentrElec **Water Htr:** Electric **Primary Sewage Disp:** MunSwrConn
Utility Option: CableAvail, HighSpdAvl

Financial/Association Information

Poss Fincg: Conventnl, FHA, ICON, VA **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** \$350
Fee Includes: Clubhouse, EntryComm, InsCommon, Pool, PrkPlygrnd, RemvlSnow, RemvlTrash, Tennis

Office Information

CESC04: CENTURY 21 Scheetz **OP:** 317-705-2500 **OF:** 317-573-5182 **Fdbk Email:** mratner@c21scheetz.com
LAgt: 34255 : Mark Ratner **Pref:** 317-490-4420 **PF:** **Show:** 317-955-5555 **Fdbk:** 317-490-4420
Team Name: **Hm:** 317-490-4420 **Ofc Ext:** 0 **Cell:** **VM:**
CoAgt/Asst: 15467 Kimberly Carpenter **Pref:** 317-509-4000 **Type:** Exclusive Right to Sell **Dir:** **Toll:**
Con1: **Poss:** Negotiable **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 10/08/2013 **BAC:** %3.5
Disc: **Disc Other:** AGOWN,MEDIA **XD:** 08/31/2014 **Entry Date:** 10/08/2013
Insp/Warr: General, Warranty Homebuyers **Dir Solicit:** N **Show:** Y 10/08/13 **WD:** **Chg Date:** 02/21/2014