



**Residential/Condo** Media: 19 <http://www.tourfactory.com/1215401>  
**BLC#:** 21310033 **CND** **Status:** Active **Area:** 4904-Marion - Lawrence **LP:** \$120,000  
**7464 PRAIRIE LAKE DR U #: 239** **Lt:** 39.8929 **Ln:** -86.0368 **Map:** North 76 East 74  
**Town:** INDIANAPOLIS **Twp:** LAWRENCE **Zip:** 46256 **County:** Marion  
**Legal:** CASTLETON FARMS **Sec:** 13 **Lot:** 0 **School:** Lawrence Township  
**Tax ID:** 490226102116000400 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** \$506  
**Subdiv:** CASTLETON FARMS **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2014  
**Builder/Project/Contractor:** **Const.Stage:** **Yr Built:** 1983 **Est.Comp.Date:**

**Loc:** EndUnit, GroundLevl

#### Approx. Room Sizes/Descriptions

L F W			L F W		
<b>Living:</b>			<b>Master:</b>	16X12	M C N
<b>Family Rm:</b>			<b>2nd:</b>	17X11	M C N
<b>Great Rm:</b>	20X19	M C N	<b>3rd:</b>		
<b>Dining:</b>	12X10	M L N	<b>4th:</b>		
<b>Kitchen:</b>	11X09	M L N	<b>SunRoom:</b>	10X10	M C N
<b>Brkfst Rm:</b>			<b>Bas:</b>	N	
<b>LaundryRm:</b>	10X08	M V N	<b>Foundation:</b>	Slab	

**Rooms:** 7 **Bd:** 2  
**Floor#:** 1  
**Unit Entry Level:** 1  
**Levels:** 1 Level  
**Baths:** 2  
**Parking:**  
**Bas:** N

SqFt	FB	HB
Upper:	0	0
Main:	1,924	2
Approx M/U Total:	1,924	0
Basement:	0	0
Approx M/U & NOBSM:	1,924	2
% Finished Basement:		
Source: Assessor	DOM: 0	CDOM: 0

**Frplc:** 1 / GreatRoom, WoodBurn

**Gar:** Y / 2CATC / FINGR, GROPN

#### Directions

From I-69: take exit for 82nd Street, head east on 82nd, turn south onto Hague Rd, in .3 miles - turn right onto E Prairie Lake Dr, turn right onto Prairie Lake Dr, follow signs for 7464.

#### Property Description

Rare opportunity to own a meticulously maintained one level condo in Castleton Farms! This 2BR/2BA has much to offer with its open floor plan to the its location overlooking a lush, green common area. The floor plan feat: a spac GR w/frplc, DR, nice kit w/2 beautiful skylights, stnlss applncs, large laundry, & split BR's. Sun drenched sunrm opens to addtl outdoor space on the deck. Roof, gutters & downspouts 2012. Great n'hood with fitness trails, pool & clubhouse. Easy access to I-69 & 465

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

Water and Sewer included in \$218 monthly fee

#### Description

**Life Style:** Attached **Arch Style:** Ranch **Exterior:** Brick  
**Master BR:** DbISinks, FTubSepShr, SplitBedRm, WalkInClos **Areas:** GreatRoom, LndryRmMn, SunRoom  
**Appl:** GrbgDispsl, MicroHood, O/RElec **Porch:** DeckMain, PorchCovrd  
**Equip:** SecAlrmPd, SmokeAlarm **Eating Area:** FormalDR  
**Interior Amen:** CeilCath, WalkInClos, WdWkStaind, WinThermI  
**Lot Info:** TreeMature **Exterior Amen:** PoolCommu, DrvConcret  
**Lot Size:** 0X0 **Acres:** CndHPRCoop# of Acr: 0.00 **Condo Description:** EndUnit, GroundLevl

#### Utilities

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

#### Financial/Association Information

**Poss Fincg:** Conventnl **Ownshp Int:** HPR **Fee Pd:** Monthly **Fee Amt:** \$218  
**Fee Includes:** InsCommon, InsBldHaz, Lawncare, MaintAllGrd, Pool, ProfMgmt, RemvISnow

#### Office Information

**CEC04:** CENTURY 21 Scheetz **OP:** 317-705-2500 **OF:** 317-573-5182 **Fdbk Email:** [sold@kimsellsindy.com](mailto: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:** **Pref:** **Type:** Exclusive Right to Sell **Dir:** **Toll:**  
**Con1:** **Poss:** Negotiable **Var:** N **Pager:**  
**Con2:** **Auction Lic#:** **LD:** 08/15/2014 **BAC:** %3.5  
**Disc:** **Disc Other:** COVEN,NOREQ **XD:** 02/15/2015 **Entry Date:** 08/15/2014  
**Insp/Warr:** Not Applicable **Dir Solicit:** N **Show:** Y 08/15/14 **WD:** **Chg Date:** 08/15/2014