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**1132 Turfway Avon, IN 46123-8381**

Prop Sub/Trans: **Single Family/Sale**  
 School Dist: **Avon Community**  
 Subdivision: **LEXINGTON WOODS**  
 Legal Desc: **LEXINGTON WOODS**  
 Blldr/Prjct/Cont:

Area: **3204 - Hendricks - Washington**  
 County: **Hendricks**  
 Location:  
 New Const: **No**

Status: **Active**  
 BLC#: **21329764**  
 DOM/CDOM: **9/9**  
 Twp: **Washington**  
 Lat/Long: **39.7465/-86.3723**  
 Stage:

Sold/Lused\$:  
 List/MoRnt \$: **\$269,900**  
 Year Built: **2004**  
 Section/Lot: **1/17**  
 Map: **S-100 E-850**  
 Est.Comp. Date:



Tax ID: **321013104002000031**  
 Semi Tax: **\$1,115**

MultiTax ID:  
 Tax Year Due: **2013 1115**

Solid Waste: **No**  
 Tax Exempt: **HmTxEx, MortTaxEx**

	Soft
Upper:	1,852
Main:	1,584
Apprx M/U Ttl:	3,436
Basement:	1,512
Apprx M/U & Bsmt:	4,948
% Fin Bsmnt:	75+%
Source:	Assessor

	FB	HB
Upper:	2	0
Main:	0	1
Bsmt:	0	0
Total:	2	1

Bed: **5**  
 Baths: **2/1**  
 # Rooms: **14**  
 Floor #:  
 Levels: **2 Levels**  
 Unit Entry Lvl:

Parking:  
 Garage: **Yes, 3CarAttach, GarDrOpenr**  
 Basement: **Yes, FinCeiling**  
 Foundation: **BsmtPrCnc**  
 Fireplace: **1, FamilyRm, GasStarter**

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Recent: **12/30/2014 : NEW**

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	17x15	Upper	Carpeting	No	2ndBedroom	15x13	Upper	Carpeting	No
3rdBedroom	15x11	Upper	Carpeting	No	4thBedroom	14x12	Upper	Carpeting	No
BreakfastRoom	15x10	Main	Vinyl	No	DiningRoom	16x12	Main	Carpeting	No
FamilyRoom	19x19	Main	Carpeting	No	HomeTheatr	19X17	Basement	Carpeting	No
Kitchen	18x15	Main	Vinyl	No	LivingRoom	17x12	Main	Carpeting	No
Loft	24x17	Upper	Carpeting	No	Office	14x11	Main	Carpeting	No
Optional Room 4	19X17	Basement	Carpeting	No					

Directions

From US36 + Dan Jones, go South around Roundabout to 100S - Go East to 2nd entrance of Lexington Woods on the Right. Take First Left on Turfway to home on Right.

Property Description

What a home! This beautiful hm has so much to offer, lots of entrtnng space & upgrades galore. Main lvl feat:a for LR, spac FR w/cozy frplc, office/5th BR, updt kit & DR. Mstr ste w/WIC & nice bth w/whrpl tub/sep shwr, 3 add'l BR's, bth, L/U & lrg loft complete upper lvl but it doesn't stop there, the newly fnshd bsmt has a theater rm, rec/game room, bar area, exercise rm/6th BR & a sound reduced bon rm! Lexington Woods n'hood, w/pool, plygrnd & nature area. You'll want to call it home!

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

Exclude mounted tv's - Brackets to stay. Include surround speakers in bsmt, refrigerator + bar fridge. Main lvl office could be 5th bedroom. Bsmt exercise rm could be 6th bedroom.

	Description
Lifestyle: <b>Detached</b>	Arch Style: <b>Two Story</b>
Exterior: <b>Brick, Vinyl</b>	Porch: <b>DeckMain, PatioCovrd</b>
Master Bedroom: <b>DblSinks, FTubSepShr, WalkinClos, WhirlpTub</b>	Areas: <b>Foyer2Story, LndryRmUp</b>
Appliances: <b>Dishwasher, GrbgDispsl, MicroHood, O/RElec, RefrigBar, Refrigatr</b>	Eating Area: <b>BrkfstRoom, CntrIsland, FormalDR</b>
Equipment: <b>SmokeAlarm, SumpPump</b>	Interior Amen: <b>CeilVaultd, WinTherml, WalkInClos, WdWkStaind</b>
Lot Info: <b>Sidewalks, TreesSmall</b>	Exterior Amen: <b>DrvConcret</b>
Lot Size: <b>.29</b> Acres: <b>1/4-1/2 Acre</b>	# of Acres: <b>0.29</b> Condo Descrip:
Heating: <b>ForcedAir</b>	Utilities
Cooling: <b>CeilPadFan, CentrElec</b>	Fuel: <b>Gas</b>
Water Heater: <b>Gas</b>	Primary Wtr Source: <b>MunWtrConn</b>
Utility Option: <b>GasConn</b>	Primary Sewage Disp: <b>MunSwrConn</b>

Financial/Association Information

Possible Financing: **Conventnl, FHA, VA** Fee Paid: **SemiAnnual** Fee Amnt: **\$217**  
 Ownership Int: **PUD**  
 Fee Includes: **InsCommon, MainCommon, NatureArea, Pool, PrkPlygrnd**

Contract Information

Possession: **AtClosing** FHA Certified: **Yes** BAC: **3.5 %** List Date: **12/29/14**  
 Disclosures: Variable Rate Comm: **No** Entry Date: **12/30/14**  
 Disclosures Other: **Covnts&Restrct, SellerDiscOF** Direct Soliciting: **No** Expiration Date: **06/29/15**  
 Listing Type: **Exclusive Right to Sell** Avail for Showing: **Yes** Withdrawn Date:  
 Circumstances of Sale: Avail for Showing Dt: **12/30/14** Change Date: **01/07/15**  
 Inspect & Warranties: **Not Applicable, Warranty Builders**

Office Information

Listing Firm: **CESC04: CENTURY 21 Scheetz** Office Phone: **317-705-2500** Office Fax: **317-573-5182**  
 List Agent: **15467: Kimberly Carpenter** Feedback Email: **sold@kimsellsindy.com**  
 Direct Work Phone: **317-509-4000** Feedback Phone: **317-509-4000** Showing: **317-955-5555**  
 Preferred Phone: **317-509-4000** Home Phone: **317-509-4000**  
 Team Name: Preferred Fax: Cell Phone: **317-509-4000**

Auction Company:  
 Auction Company Lic #:  
 Auction Date: Auction Time:

Green Fields

Click on the arrow to view Additional Photos

Requested By: Kimberly Carpenter

Property Type is one of 'Residential', 'ResidentialLease'  
Status is one of 'Active', 'Active W Contingency'  
Street Number Search is 1132  
Street Name is 'Turfway'  
Ordered by Status, Area, Current Price  
Found 1 result in 0.02 seconds.