



Residential/Condo Media: 18 www.tourfactory.com/1272409
BLC#: 21329929 RES **Status:** Active **Area:** 4904-Marion - Lawrence **LP:** \$110,000 *
12235 Bearsdale DR **Lt:** 39.8734 **Ln:** -85.9480 **Map:**
Town: Indianapolis **Twp:** Lawrence **Zip:** 46235 **County:** Marion
Legal: OAKLANDON MEADOWS **Sec:** 3 **Lot:** 105 **School:** Lawrence Township
Tax ID: 490134101001000407 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** \$401
Subdiv: OAKLANDON MEADOWS **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2013
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1998 **Est.Comp.Date:**

Loc:
Rooms: 6 **Bd:** 3
Floor#:
Unit Entry Level:
Levels: 1 Level
Baths: 2
Parking:
Bas: N
Foundation: Slab

SqFt	FB	HB
Upper:	0	Upper Bth: 0 0
Main:	1,230	Main Bth: 2 0
Approx M/U Total:	1,230	Bsmt Bth: 0 0
Basement:	0	Total: 2 0
Approx M/U & NOBSM:	1,230	
% Finished Basement:		DOM: 87
Source: Assessor		CDOM: 87

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:				Master:	16x12	M	L	N	
Family Rm:				2nd:	11x10	M	L	N	
Great Rm:	19x15	M	L	N	3rd:	11x10	M	L	N
Dining:				4th:					
Kitchen:	15x10	M	L	N					
Brkfst Rm:									
LaundryRm:	9x6	M	L	N					

Directions

Pendleton Pike East Past Oaklandon turn Right on Bearsdale Rd, then right on Bearsdale Dr to home on Right.

Property Description

Cute 3BR/2BA ranch on a quiet lot overlooking Veterans Memorial Park, so no neighbors behind. This home has lots of updates. Beautiful EIK w/tile backsplash & all appliances included, even the washer & dryer. Spac, vaulted GR with cozy woodburning frplc. Split BR's with master on one side w/ full bth & addtl 2 bedrooms on the other side that share a bth. Glassed in porch overlks the fenced yard, great for entertaining/ pets/kids. Why rent, this is a great opportunity to own your own home.

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

All Kitchen appliances included

Description

Life Style: Detached **Arch Style:** Ranch **Exterior:** Brick, Vinyl
Master BR: FullShrStl, WalkInClos **Areas:** FoyerSmall, GreatRoom, LndryRmMn
Appl: Dishwasher, GrbgDispsl, MicroHood, O/RElec, Refrigratr
Equip: SmokeAlarm, SecAlrmPd **Porch:** PatGlsEncl
Eating Area: DinComb/KT, EatInKitch
Interior Amen: CeilVaultd, WalkInClos, WdWkPaintd, WinTherml
Lot Info: Sidewalks, StrtLights, TreesSmall **Exterior Amen:** DrvConcret
Lot Size: .13 **Acres:** <1/4 Acre **# of Acr:** 0.13 **Condo Description:**

Utilities

Heating: HeatPump **Fuel:** Electric **Primary Water Src:** MunWtrConn
Cooling: CeilPadFan, HeatPump **Water Htr:** Electric **Primary Sewage Disp:** MunSwrConn
Utility Option:

Financial/Association Information

Poss Fincg: Conventnl, FHA, VA **Ownshp Int:** PUD **Fee Pd:** Annually **Fee Amt:** \$150
Fee Includes: AssocHmOwn, InsCommon, MaintCommon, ProfMgmt, Remvlsnow

Office Information

CESC04: CENTURY 21 Scheetz **OP:** 317-705-2500 **OF:** 317-573-5182 **Fdbk Email:** sold@kimsellsindy.com
LAgnt: 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:** 12/29/2014 **BAC:** %3.5
Disc: **Disc Other:** COVEN,ONFIL **XD:** 06/29/2015 **Entry Date:** 12/31/2014
Insp/Warr: Not Applicable **Dir Solicit:** N **Show:** Y 12/31/14 **WD:** **Chg Date:** 03/26/2015