



Kimberly Carpenter

Broker - CENTURY 21 Scheetz
Creating friendships, one home at a time



Office: 317-705-2500
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310 Bear Hollow Way, Indianapolis, IN 46229-3125

Prop Sub/Trans: **Single Family/Sale**

School Dist: **Warren Township**

Subdivision: **HIDDEN LAKE ESTATES**

Legal Desc: **HIDDEN LAKE ESTATES**

Bldr/Prct/Cont:

Area: **4905 - Marion - Warren**

County: **Marion**

Location:

New Const: **No**

Status: **Active**

BLC#: **21330961**

DOM/CDOM: **29/29**

Twp: **Warren**

Lat/Long: **39.7675/-85.9669**

Stage:

Sold/Lsed\$:

List/MoRnt \$: **\$182,500 ***

Year Built: **2002**

Section/Lot: **2/48**

Map: **--**

Est.Comp. Date:



Tax ID: **490910101031000700**
Semi Tax: **\$797**

MultiTax ID:
Tax Year Due: **2013 797**

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

	Soft
Upper:	1,411
Main:	1,053
Apprx M/U Ttl:	2,464
Basement:	1,053
Apprx M/U & Bsmnt:	3,517
% Fin Bsmnt:	75+%
Source:	Assessor

	EB	HB
Upper:	2	0
Main:	0	1
Bsmnt:	1	0
Total:	3	1

Beds: **3**
Baths: **3/1**
Rooms: **11**
Floor #: **2 Levels**
Levels: **2 Levels**
Unit Entry Lvl:

Garage: **Yes, 2CarAttach, GarDrOpenr**

Parking: **1, GasLog, GreatRoom**

Basement: **Yes, Finished**

Foundation: **BsmntPrCnc**



Recent: **01/26/2015 : DECR : \$185,000->\$182,500**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	16x14	Upper	Carpeting	No	2ndBedroom	13x11	Upper	Carpeting	No
3rdBedroom	12x10	Upper	Carpeting	No	BreakfastRoom	11x08	Main	Vinyl	No
GreatRoom	20x17	Main	Laminated	No	Kitchen	13x10	Main	Vinyl	No
LaundryRm	7x6	Main	Vinyl	No	LivingRoom	14x10	Main	Carpeting	No
Loft	14x12	Upper	Carpeting	No	Optional Room 4	13x10	Basement	Tile-Ceramic	No
Rec/PlayRm	20x16	Basement	Tile-Ceramic	No					

Directions

South on German Church from Washington Street to Hidden Lakes. Entrance on the left Follow Bear Hollow Dr which becomes Bear Hollow Way as it curves, home on Left.

Property Description

This 3BR/3.5BA home w/a fnshd bsmt is waiting for a new owner! The open floor plan offers many options for everyday living or entertaining.. For LR, soaring 2-story GR w/cozy gas frplc, lrg brkfst/dining area that opens to the fully equipped kit, spac loft & a relaxing deck ovrlkng the priv fncd rear yard. Also a newly fnshd bsmt with lrg rec rm w/wet bar, bon rm/exercise rm & full bth. Upper lvl features mstr ste w/grdn tub/sep shwr, WIC & 2 addt'l BR's. Great value & convenient location!

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

New carpet to be installed in bedrooms upstairs

Description

Lifestyle:	Detached	Arch Style:	TradAmer, Two Story
Exterior:	Brick, Vinyl	Porch:	DeckMain, PorchCovrd
Master Bedroom:	DbISinks, FullShrStl, GardenTub, WalkinClos	Areas:	FoyerSmall, LndryRmMn
Appliances:	Dishwasher, GrbgDispsl, MicroHood, O/RElec	Eating Area:	BrkfstBar, CntrIsland, PntryWkIn
Equipment:	SmokeAlarm, SumpPump, WtrSftnPd	Interior Amen:	CeilRaised, WdWkStaind, WinTherml
Lot Info:	Sidewalks, StrtLights, TreesSmall	Exterior Amen:	DrvConcret, FenceFullR, FencePrvcy
Lot Size:	50X127 Acres: <1/4 Acre	# of Acres:	0.14 Condo Descrip:

Utilities/Environmental

Heating:	ForcedAir	Fuel:	Gas
Cooling:	CeilPadFan, CentrIElec	Primary Wtr Source:	MunWtrConn
Water Heater:	Gas	Primary Sewage Disp:	MunSwrConn
Utility Option:	GasConn		

Green Certificate:

Financial/Association Information

Possible Financing:	Conventnl, FHA	Fee Paid:	Annually	Fee Amnt:	\$200
Ownership Int:	PUD				
Fee Includes:	AssocHmOwn, InsCommon, MainCommon				

Contract/Office Information

Possession:	Negotiable	FHA Certified:		BAC:	3.50 %	List Date:	01/08/15
Disclosures:	None			Variable Rate Comm:	No	Entry Date:	01/09/15
Disclosures Other:	Covnts&Restrct			Direct Soliciting:	No	Expiration Date:	07/08/15
Listing Type:	Exclusive Right to Sell			Avail for Showing:	Yes	Withdrawn Date:	
Circumstances of Sale:				Avail for Showing Dt:	01/09/15	Change Date:	02/06/15
Inspect & Warranties:	Not Applicable			Office Phone:	317-705-2500	Office Fax:	317-573-5182
Listing Firm:	CESC04: CENTURY 21 Scheetz			Feedback Email:	sold@kimsellsindy.com		
List Agent:	15467: Kimberly Carpenter			Feedback Phone:	317-509-4000	Showing:	317-955-5555
Direct Work Phone:	317-509-4000			Home Off Phone:	317-509-4000	Cell Phone:	317-509-4000
Preferred Phone:	317-509-4000			Preferred Fax:			
Team Name:							

Requested By: Kimberly Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Friday, February 06, 2015 10:55 AM