



**Residential/Condo** Media: 24 [www.tourfactory.com/132397](http://www.tourfactory.com/132397)  
**BLC#:** 21345564 **RES** **Status:** Active **Area:** 4904-Marion - Lawrence **LP:** \$165,000 \*  
**#8420 Christiana Ln** **Lt:** 39.9099 **Ln:** -86.0303 **Map:** North 84 East  
**Town:** Indianapolis **Twp:** Lawrence **Zip:** 46256 **County:** Marion  
**Legal:** CASTILLIA SEC 2 L61 **Sec:** 2 **Lot:** 61 **School:** Lawrence Township  
**Tax ID:** 490224117009000400 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** \$753  
**Subdiv:** Castillia Sec 2 **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2015  
**Builder/Project/Contractor:** **Const.Stage:** **Yr Built:** 1980 **Est.Comp.Date:**

**Loc:**  
**Rooms:** 7 **Bd:** 3  
**Floor#:**  
**Unit Entry Level:**  
**Levels:** 1 1/2 Levels  
**Baths:** 3  
**Parking:**  
**Bas:** N  
**Foundation:** Crawl

SqFt	FB	HB
Upper: 886	Upper Bth:	2 0
Main: 1,238	Main Bth:	1 0
Approx M/U Total: 2,124	Bsmt Bth:	0 0
Basement: 0	Total:	3 0
Approx M/U & NOBSM: 2,124		
% Finished Basement:	DOM:	29
Source: Assessor	CDOM:	29

**Approx. Room Sizes/Descriptions**

	L	F	W		L	F	W	
<b>Living:</b>				<b>Master:</b>	15x13	M	C	N
<b>Family Rm:</b> 20x14	M	V	N	<b>2nd:</b>	13x11	U	C	N
<b>Great Rm:</b>				<b>3rd:</b>	15x13	U	C	N
<b>Dining:</b> 13x11	M	C	N	<b>4th:</b>				
<b>Kitchen:</b> 13x12	M	V	N					
<b>Brkfst Rm:</b>								
<b>SunRoom:</b> 15x12	M	C	N					

**Directions**

86th Street east of Hague to Castillia turn right on Christiana Lane follow around pond to home on right.

**Property Description**

Looking for a home that gives you the privacy of a mature n'hood with convenient access to I-69 & shopping, look no further than this one owner 3BR/3BA home! This home offers choices, a main lvl mstr ste or you could have your mstr ste up. Neutral decor, beautiful sunrm w/deck off of it, nice backyard w/10x14 storage/workshop w/electricity. All kit appliances stay including washer/dryer. HVAC 2012, H2O heater 2011, Roof 2009. Move right in & start enjoying the abundance of perennials!

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

Title work has already been ordered thru Enterprise Title

**Description**

**Life Style:** Detached **Arch Style:** CapeCod, TradAmer **Exterior:** Brick, Vinyl  
**Master BR:** FTubSepShr, MainLevel, WalkInClos **Areas:** FamilyRoom, FoyerSmall, LndryRmMn, SunRoom  
**Appl:** Dishwasher, Dryer, GrbgDispsl, O/RElec, Refrigratr, Washer  
**Equip:** SmokeAlarm, SumpPump, WtrSftnRnt  
**Porch:** DeckMain, PatioOpen  
**Eating Area:** DinComb/KT, EatInKitch, FormalDR  
**Interior Amen:** B/InBkShlv, ScrnsCompt, WalkInClos, WdWkStaind, WinTherml

**Lot Info:** **Exterior Amen:**  
**Lot Size:** 15507 **Acres:** 1/4-1/2 **Acre # of Acr:** 0.36 **Condo Description:**

**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, FHA, ICON, VA **Ownshp Int:** PUD **Fee Pd:** Quarterly **Fee Amt:** \$30  
**Fee Includes:** MaintCommon, RemvlSnow

**Office Information**

**CESC04:** CENTURY 21 Scheetz **OP:** 317-705-2500 **OF:** 317-573-5182 **Fdbk Email:** [sold@kimsellsindy.com](mailto:sold@kimsellsindy.com)  
**LAg:** 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:** AtClosing **Var:** N **Pager:**  
**Con2:** **Auction Lic#:** **LD:** 04/09/2015 **BAC:** %3.5  
**Disc:** **Disc Other:** COVEN,MEDIA **XD:** 10/09/2015 **Entry Date:** 04/09/2015  
**Insp/Warr:** Not Applicable **Dir Solicit:** N **Show:** Y 04/09/15 **WD:** **Chg Date:** 05/08/2015