



**Residential/Condo** Media: 23 <http://tinyurl.com/8812spinnaker>  
**BLC#:** 21350130 RES **Status:** Active **Area:** 4904-Marion - Lawrence **LP:** \$410,000 \*  
**#8812 Spinnaker Ct** **Lt:** 39.9165 **Ln:** -85.9810 **Map:**  
**Town:** Indianapolis **Twp:** Lawrence **Zip:** 46256 **County:** Marion  
**Legal:** MASTHEAD **Sec:** 3 **Lot:** 86 **School:** Lawrence Township  
**Tax ID:** 490117118019000400 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** \$1,688  
**Subdiv:** Masthead **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2014  
**Builder/Project/Contractor:** **Const.Stage:** **Yr Built:** 1989 **Est.Comp.Date:**

**Loc:** Rooms: 10 Bd: 4

SqFt		FB	HB
Upper:	1,203	Upper Bth:	1 0
Main:	2,143	Main Bth:	2 0
Approx M/U Total:	3,346	Bsmt Bth:	1 0
Basement:	1,071	Total:	4 0
Approx M/U & BSMNT:	4,417		
% Finished Basement:	75+%	DOM:	73
Source: Assessor		CDOM:	73

Approx. Room Sizes/Descriptions				Rooms: 10 Bd: 4					
	L	F	W		L	F	W		
Living:	20x18	M	C	N	Master:	18x17	M	C	Y
Family Rm:	23x15	B	C	Y	2nd:	13x11	M	C	Y
Great Rm:					3rd:	14x12	U	C	Y
Dining:	13x13	M	C	Y	4th:	16x14	U	C	Y
Kitchen:	24x13	M	H	Y	Loft:	13x13	U	C	N
Brkfst Rm:					FinAttic:	23x16	U	H	Y
LaundryRm:	11x7	M	H	Y	BonusRoom:	15x11	B	C	N

**Floor#:** **Unit Entry Level:**  
**Levels:** 2 Levels  
**Baths:** 4  
**Parking:**  
**Bas:** Y/9ft+Ceil, Finished **Frplc:** 2 / 2SidedFP, GasLog, LivingRoom, MasterBdRm  
**Foundation:** BsmtPrCnc **Gar:** Y / 2CAT / GROPN, SIDEL

#### Directions

Fall Creek between 86th and 96th turn east on Spinnaker, Home is on the Right.

#### Property Description

Nestled in the woods along Geist Reservoir, this home beckons to another time & place. Modern soaring ceilings & large windows blend with cozy nooks & fine woodwork, redefining traditional. The French Country kitchen, 2-sided fireplaces, & leaded glass doors evoke the casual sophistication of Europe for a timeless feel. Of note: main-level master, private art studio & adjoining bedroom, & screened room+deck. It takes only a step inside this original-owner home to feel it's some place special.

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

Advanced notice is required, call agent to show. Sellers Disclosure in attachments.

#### Description

**Life Style:** Detached **Arch Style:** TradAmer **Exterior:** Brick  
**Master BR:** Deck, Fireplace, FTubSepShr, SittingRm, WhirlpTub **Areas:** BonusRoom, DbISinksMn, LndryRmMn, LoftArea, OthrBdMain  
**Appl:** CookTopEle, Dishwasher, Dryer, Microwave, OvenBltn, Refrigratr, Washer **Porch:** DeckMul, PorchScrnd  
**Equip:** SmokeAlarm, SmpPmp w/Bac, WtrSftnPd **Eating Area:** BrkfstRoom, CntrlIsland, EatInKitch, FormalDR  
**Interior Amen:** CeilVaultd, HrdwdFloor, WalkInClos, WdWkPaintd

**Lot Info:** StormSewer, TreeMature **Exterior Amen:** DrvAsphalt

**Lot Size:** 18731 **Acres:** 1/4-1/2 Acre # of Acr: 0.43 **Condo Description:**

#### Utilities

**Heating:** ForcedAir **Fuel:** Gas **Primary Water Src:** CommWater  
**Cooling:** CentrElec **Water Htr:** Gas **Primary Sewage Disp:** MunSwrConn  
**Utility Option:** CableAvail, GasConn, HighSpdAvl

#### Financial/Association Information

**Poss Fincg:** Conventnl, ICON, VA **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** \$450  
**Fee Includes:** AssocHmOwn, EntryComm, MaintCommon, ProfMgmt

#### Office Information

**CESC04:** 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:** 24458 Denise Fiore **Pref:** 317-814-5319 **Type:** Exclusive Right to Sell **Dir:** **Toll:**  
**Con1:** **Poss:** Negotiable **Var:** N **Pager:**  
**Con2:** **Auction Lic#:** **LD:** 04/30/2015 **BAC:** %3.0  
**Disc:** **Disc Other:** COVEN,ONFIL **XD:** 08/26/2015 **Entry Date:** 04/30/2015  
**Insp/Warr:** General **Dir Solicit:** N **Show:** Y 04/30/15 **WD:** **Chg Date:** 07/12/2015