



**Kimberly Carpenter**  
 Broker - Keller Williams Indy Metro NE  
*Creating friendships, one home at a time*



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10953 S Windjammer Dr, Indianapolis, IN 46256-9673  
 Prop Sub/Trans: Single Fam/Sale Media: [24](#) Status: **Active**  
 School Dist: Hamilton Southeastern Area: 2912 - Hamilton - Fall Creek BLC#: **21398125** List/MoRnt \$: \$365,000  
 Subdivision: WINDJAMMER BAY County: Hamilton DOM/CDOM: 1/34 Year Built: 1988  
 Legal Desc: Windjammer Bay New Const: No Twp: Fall Creek Section/Lot: 9/31  
 Bldr/Prct/Cont: Tax ID: [13-15-09-03-08-025-000](#) MultiTax ID: Solid Waste: No  
 Semi Tax: \$1,881 Tax Year Due: 2015 Tax Exempt: HmTxEx, MortTxEx



	Soft
Upper:	540
Main:	2,543
Apprx M/U Ttl:	3,083
Basement:	1,607
Apprx M/U & Bsmnt:	4,690
% Fin Bsmnt:	75+ %
Source:	Assesso

	FB	HB	BD
Upper:	0	0	0
Main:	2	1	3
Bsmnt:	1	0	0
Total:	3	1	3

Beds: 3  
 Baths: 3/1  
 # Rooms: 12  
 Floor #:   
 Levels: 1Lvl+Loft  
 Unit Entry Lvl:

Garage: Yes, 2CarAttach, GarDrOpenr, FinGarage, ServiceDoor  
 Parking: Fireplace: 2, FamilyRm, GasStarter, GreatRoom, WoodBurn  
 Basement: Yes, FinCeiling, Finished, DayliteWin, EgressWin  
 Foundation: BsmtPrCnc, Partial  
 Virtual Tour: <http://www.tourfactory.com/1498181>  
 Web Link: <http://www.10953windjammerdrive.com>  
 Web Link2: <http://www.kimsellsindy.com>



Recent: 02/09/2016 : NEW

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	17x13	Main	Laminated/HVNo		2ndBedroom	13x11	Main	Laminated/HVNo	
3rdBedroom	13x11	Main	Laminated/HVNo		BonusRoom	10x12	Basement	Laminated/HVNo	
BreakfastRoom	12x11	Main	Laminated/HVNo		DiningRoom	13x13	Main	Laminated/HVNo	
FamilyRoom	23x20	Basement	Laminated/HVNo		GreatRoom	24x22	Main	Laminated/HVNo	
Kitchen	16x13	Main	Laminated/HVNo		LaundryRm	09x06	Main	Vinyl	No
Loft	30x18	Upper	Laminated/HVNo		Office	14x11	Basement	Laminated/HVNo	

Directions

Fall Creek between 96th St and Geist Rd. Windjammer entrance on north side of street to Windjammer south turn left to home.

Property Description

If you are looking for a beautiful home on a priv wooded lot, look no further than this 3BR/3.5BA hm in Windjammer Bay. Located close to Geist & w/only 1 way into the n'hood, it is quiet. This me is highlighted by the soaring ceilings, gleaming hardwoods & tranquil rolling lot where nature is at your finger tips. 3BR's on the main lvl w/the mstr ste feat an updttd bath. Entertaining space abounds with the soaring GR w/wet bar, lrg loft & fnshd bsmnt. Relaxing outdoor space w/multi-lvl deck.

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

Immediate occupancy

Description

Lifestyle: Detached Arch Style: TradAmer  
 Exterior: Brick, Cedar Porch: DeckMul, PorchCovrd  
 Master Bedroom: DBISinks, FTubSepShr, FullShrStl, WalkInClos, WhirlpITub Areas: Foyer2Story, GrtRm2Story, LndryRmMn, OthrBdMain  
 Appliances: CookTopGas, Dryer, GrbgDispsl, Microwave, Eating Area: BrkfstBar, BrkfstRoom, FormalDR, Pantry  
 Equipment: OvenBtl n, TrashComp, Washer Interior Amen: CeilVlt, WIKInClos, HdrdrFloor, Skylights, WinTherm, WdWkStaind  
 Lot Info: TreeMature, Wooded Exterior Amen: DrvConcret, WtrFtr/Fntn  
 Lot Size: 101x224x102x2Acres: 1/2-1 Acre # of Acres: 0.53 Condo Descrip:

Utilities/Environmental

Heating: High Efficiency (90% + AFUE ), Humidifier Fuel: Gas  
 Cooling: CentrIElec Primary Wtr Source: MunWtrConn  
 Water Heater: Gas Primary Sewage Disp: MunSwrConn  
 Utility Option: CableConn Green CertificateNo

Financial/Association Information

Possible Financing: Conventnl, ICON Fee Paid: Annually Fee Amnt: \$350  
 Ownership Int: MandFee Mgmt Phone: More than 1 Assoc: No  
 Fee Includes: EntryComm, InsCommon, RemvISnow, RemvITrash  
 Mgmt Co.: Neighborhood

Contract/Office Information

List Type: Exclusive Right to Sell BAC: 3.0 % Var: Yes Insp/Warr: Not Applicable LD: 02/08/2016  
 Circumstances of Sale: None Disc: Not Applicable Disc Oth: Covnts&Restrct, SalesDiscMedia Ent D: 02/09/2016  
 Show: Yes FHA Cert: No Show Dt: 02/09/2016 Poss: AtClosing Dir Solicit: No A/C Dt:   
 LOfc: [KWI N05: Keller Williams Indy Metro NE](#) OP: 317-564-7100 X: OF: 317-564-7111 Dir: XD: 08/08/2016  
 LAg: [15467: Kimberly S Carpenter](#) Pref: 317-509-4000 Cell: 317-509-4000 Hm: 317-509-4000 TOM Dt:   
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 CoAg: Pref: Ph:   
 Con1: Type: Ph:   
 Con2: Type: Ph: