



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



Office: 317-564-7100
 Cell: 317-509-4000
 Fax: 317-564-7111

sold@kimsellsindy.com

6519 BREEZEWAY Court, Indianapolis, IN 46254
 Prop Sub/Trans: Single Fam/Sale Media: [17](#) Status: **Active**
 School Dist: Pike Township Area: 4902 - Marion - Pike BLC#: **21447864** List/MoRnt \$: \$120,000
 Subdivision: CAMBRIDGE HEIGHTS Virtual Tour: http://www.tourfactory.com/1667495/r_MIBOR DOM/CDOM: 4/4 Year Built: 1999
 Legal Desc: CAMBRIDGE HEIGHTS L17 New Const: No Stage: Section/Lot: /17
 Bldr/Prjct/Cont: Tax ID: [490511104015000600](#) MultiTax ID: Solid Waste: Yes
 Semi Tax: \$297 Tax Year Due: 2015 Tax Exempt: HmTxEx, MortTxEx



	Soft
Upper:	0
Main:	1,324
Apprx M/U Ttl:	1,324
Basement:	0
Apprx M/U & Bsmnt:	1,324
% Fin Bsmnt:	
Source:	Assesso

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

Beds: 3
 Baths: 2/0
 # Rooms: 7
 Floor #:
 Levels: 1 Level
 Unit Entry Lvl:

Garage: Yes, 2CarAttach, GarDrOpenr
 Parking: Fireplace: 0
 Basement: No
 Foundation: Slab
 Web Link: <http://www.6519BreezewayCourt.com/>
 Web Link2: <http://www.WeSellIndyTeam.com/>



Recent: 10/13/2016 : NEW

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
Master Bedroom	16x12	Main	Carpeting	No	2ndBedroom	13x10	Main	Carpeting	No
3rdBedroom	11x10	Main	Carpeting	No	DiningRoom	10x09	Main	Carpeting	No
Kitchen	15x11	Main	Hardwood	No	LaundryRm	8x6	Main	Vinyl	No
LivingRoom	18x15	Main	Carpeting	No					

Directions

From 56th and High School Road, go south on High School Road to Breezeway Court. Home is on left at the end of the cul-de-sac.

Property Description

Why rent when you could own your very own 3BR/2BA home. All you have to do is move in, all appliances are included! Open floor plan with spacious kitchen that has an opening to the vaulted GR. The master suite features a private bath & WIC, 2 additional bedrooms and a hall bath complete the main level. Neutral carpet, tile in baths & hardwood floors in the kitchen. Located on CDS lot so no thru traffic. Large 2 level deck and fenced yard. Easy access to 65 to make your commute easier.

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

Roof 2013, Exterior paint June 2016

	Description
Lifestyle: Detached	Arch Style: Ranch
Exterior: VinylBrick	Porch: DeckMain
Master Bedroom: FTub w/Shr, MainLevel, WalkinClos	Areas: FormalLvRm, LndryRmMn, OthrBdMain
Appliances: Dishwasher, Dryer, GrbgDispsl, MicroHood, O/RElec, Refrigratr, Washer	Eating Area: DinComb/LR, EatnKitch, KitUpdated
Equipment: SmokeAlarm	Interior Amen: AtticAcces, CeilVlt, WlkInClos, HrdrdFloor, WinVinyl, WdWkPaintd
Lot Info: Cul-De-Sac, Sidewalks, TreesSmall	Exterior Amen: DrvConcret, FenceFullR
Lot Size: 0.23 Acres Acres: < 1/4 Acre	# of Acres: 0.23 Condo Descrip:

Utilities/Environmental

Heating: ForcedAir	Fuel: Gas	Green CertificateNo
Cooling: CentrIElec	Primary Wtr Source: MunWtrConn	
Water Heater: Central	Primary Sewage Disp: MunSwrConn	
Utility Option: CableAvail, HighSpdAvl		

Financial/Association Information

Possible Financing: Conventnl, ICON, FHA, VA	Fee Paid: SemiAnnual	Fee Amnt: \$131
Ownership Int: None		
Fee Includes: AssocHmOwn, EntryComm, InsCommon, MainCommon, RemvlSnow		
Mgmt Co.: Gemini Mgmt	Mgmt Phone: 317-293-0332.	More than 1 Assoc: No

Contract/Office Information

List Type: Exclusive Right to Sell	BAC: 3.0% % Var: No	Insp/Warr: General	LD: 10/11/2016
Circumstances of Sale: None	Disc: Not Applicable	Disc Oth: Covnts&Restrct, Defects/NN, SalesDiscMedia	Ent D: 10/13/2016
Show: Yes	FHA Cert: Yes	Negotiable Dir Solicit: No	A/C Dt:
LOfc: KWI N05: Keller Williams Indy Metro NE	Show Dt: 10/12/2016	317-564-7111 Dir:	XD: 04/11/2017
LAg: 15467: Kimberly Carpenter	OP: 317-564-7100 X:	Cell: 317-509-4000 Hm: 317-509-4000	TOM Dt:
	Pref: 317-509-4000	Show: 317-955-5555	WD:
VM:	PF:	Toll:	
Team:	Fdbk: 317-509-4000	Fdbk: sold@kimsellsindy.com	Chg Dt: 10/15/2016
CoAgt:	Pref:	Ph:	
Con1:	Type:	Ph:	
Con2:	Type:		
Circumstances re: Sale: -			