



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



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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 \$: \$115,000\*  
 Subdivision: CAMBRIDGE HEIGHTS Virtual Tour: [http://www.tourfactory.com/1667495/r\\_MIBOR](http://www.tourfactory.com/1667495/r_MIBOR) DOM/CDOM: 27/27 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: 11/07/2016 : DECR: \$120,000->\$115,000

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, 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  
 Cooling: CentrIElec Primary Wtr Source: MunWtrConn  
 Water Heater: Gas Primary Sewage Disp: MunSwrConn  
 Utility Option: CableAvail, HighSpdAvl

Green CertificateNo

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, Ent D: 10/13/2016  
 Show: Yes FHA Cert: Yes Show Dt: 10/12/2016 Poss: Negotiable 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: 04/11/2017  
 LAgt: [15467: Kimberly Carpenter](#) Pref: 317-509-4000 Cell: 317-509-4000 Hm: 317-509-4000 TOM Dt:  
 VM: PF: Toll: Show: 317-955-5555 WD:  
 Team: Fdbk: 317-509-4000 Fdbk: [sold@kimsellsindy.com](mailto:sold@kimsellsindy.com)  
 CoAgt: Pref: Ph: Chg Dt: 11/07/2016  
 Con1: Type: Ph:  
 Con2: Type:  
 Circumstances re: Sale: -