



9479 TIMBER VIEW Drive, Indianapolis, IN 46250

Prop Sub/Trans: **Condo/Sale** Media: **24** Status: **Active** BLC#: **21594838** List/MoRnt \$: **\$120,000**
 School Dist: **Lawrence Township** Area: **4904 - Marion - Lawrence** DOM/CDOM: **1/1** Year Built: **1982**
 Subdivision: **CASTLEBRIDGE** Virtual Tour: <http://www.tourfactory.com/2066017> Section/Lot: **2/0**
 Legal Desc: **CASTLEBRIDGE SEC 2 L E BL** Interactive VT: New Const: **No** Stage: Est.Comp. Date:



Tax ID: **490215143042000400** MultiTax ID: Solid Waste: **Yes**
 Semi Tax: **\$825** Tax Year Due: **2017** Tax Exempt: **HmTxEx, MortTaxEx**

	Soft
Upper:	620
Main:	600
Apprx M/U Ttl:	1,220
Basement:	600
Apprx M/U & Bsmnt:	1,820
% Fin Bsmnt:	75+%
Source:	Assessor

	FB	HB	BD	RM	Beds:
Upper:	2	0	3	3	3
Main:	0	0	0	3	2/1
M/U Ttl:	2	0	3	6	# Rooms: 7
Bsmnt:	0	1	0	1	Floor #: 1
Total:	2	1	3	7	Levels: 3 Levels
					Unit Entry Lvl: 1

Garage: **Yes, None, AsgndPkOut, GstPrkPrem**
 Parking: **2** Fireplace: **1, FamilyRm, WoodBurn**
 Basement: **Yes, FinCeiling, Finished, FinWalls, DayliteWin**
 Foundation: **BsmntPrCnc**
 Web Link: <http://www.9479TimberViewDr.com/>
 Web Link2: <http://www.wesellindyteam.com/>

Recent: **09/12/2018 : NEW**

Room Information									
Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
MasterBedroom	13x14	Upper	Carpeting	Yes	Bedroom2nd	11x10	Upper	Laminate	Yes
Bedroom 3rd	08x10	Upper	Carpeting	Yes	DiningRoom	13x11	Main	Laminate	Yes
FamilyRoom	19x20	Basement	Carpeting	No	Kitchen	12x09	Main	Laminate	No
LivingRoom	17x13	Main	Carpeting	No					

Directions

From 96th Street and Allisonville Road, head east on 96th Street. Turn right on Bent Brook Dr. Turn left on Timber View Drive to home on left.

Property Description

Wow, this 3BR/2.5BA townhome shows like a model. As you enter the living room you will notice the beautiful laminate floors and freshly gray walls with crisp white trim. The LR flows into the dining room and then to the updated kitchen with white cabinets, stainless appliances and tile backsplash. The stairs lead you to the master suite with new vanity, shower and walk in closet. 2 additional bedrooms and a bath complete the upper level. A cozy family room with woodburning fireplace, a half bath and laundry/storage area are located in the basement area. Relaxing deck overlooking the wooded common area. Great location just off 96th and Allisonville. Why pay rent, you could own this home!

Description	
Condo Type: Vertical	Condo Descip: BldgPrivateEntry
Property Attached? Attached	Common Walls: 2 Common Walls
Lifestyle: Townhouse	Arch Style: Contemp
Exterior: Vinyl	Porch: DeckMain, PorchOpen
Master Bedroom: ClosWalkin, ShrStlFull	Areas: FoyerSmall, LvRmFormal, LndryInBsmnt
Appliances: Dishwasher, GrbgDispsl, KitExhaust, O/RElec	Eating Area: FormalDR, EatInKitch, KitUpdated, Pantry
Equipment: SatDishRnt, SmokeAlarm, SumpPump	Interior Amen: AtticAcces, B/IBkShlv, WikInClos, ScrnsComp, WinVinyl, WdWkStnPnt
Lot Info: CreekOnProp, Sidewalks, TreeMature, Wooded	Exterior Amen: DrvConcret
Lot Size: 0.03 AC Acres: CndHPRCoop	# of Acres: 0.00

Utilities/Environmental	
Heating: ForcedAir	Fuel: Gas
Cooling: CentrElec	Primary Wtr Source: MunWtrConn
Water Heater: Gas	Primary Sewage Disp: MunSwrConn
Utility Option: CableAvail, GasConn, HighSpdAvl	Green Certificate: No

Financial/Association Information			
Possible Financing: Conventnl, ICON, FHA, VA	Fee Paid: Monthly	Fee Amnt: \$111	
Ownership Int: MandFee			
Fee Includes: MainAllGrd, MainBldExt, RemvlSnow, RemvlTrash			
Mgmt Co.: Kirkpatrick Management	Mgmt Phone: 317-594-5720	More than 1 Assoc: No	

Contract/Office Information			
List Type: Exclusive Right to Sell	BAC: 3.0 %	Var: No	Insp/Warr: Not Applicable
Circumstances of Sale:	Disc: 09/12/2018		Disc Oth: Covnts&Restrct, SalesDiscMedia
Show: Yes FHA Cert:	Show Dt: 09/12/2018		Poss: Negotiable Dir Solicit: No
LOfc: EXPL01: eXp Realty, LLC	OP: 812-734-6048 X:		OF: 317-509-4000 Dir: 317-509-4000
LAg: 15467: Kimberly S. Carpenter	Pref: 317-509-4000		Cell: 317-509-4000 Hm: 317-509-4000
VM:	PF:		Toll: 317-955-5555 Show: 317-955-5555
Team:	Fdbk: 317-509-4000		Fdbk: sold@kimsellsindy.com
Circumstances re: Sale: -			Chg Dt: 09/12/2018

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Wednesday, September 12, 2018 08:37 PM