



1543 Warren Lake Court, Indianapolis, IN 46229

Prop Sub/Trans: **Single Fam/Sale** Media: **25** Status: **Active**
 School Dist: **Warren Township** Area: **4905 - Marion - Warren** BLC #: **21624159** List/MoRnt \$: **\$150,000**
 Subdivision: **WARREN LAKES** Virtual Tour: **<http://www.tourfactory.com/2551513>** DOM/CDOM: **0/0** Year Built: **1992**
 Legal Desc: **Warren Lakes** Interactive VT: Section/Lot: **2/73**
 Bldr/Prjct/Cont: **Greenland Homes** New Const: **No** Stage: Est.Comp. Date:



Tax ID: **490834126044000700** MultiTax ID: Solid Waste: **Yes**
 Semi Tax: **\$632** Tax Year Due: **2018** Tax Exempt: **HomesteadTaxExemption, MortgageTaxExemption**

	Sqft
Upper:	0
Main:	1,516
Apprx M/U Ttl:	1,516
Basement:	0
Apprx M/U & Bsmnt:	1,516
% Fin Bsmnt:	
Source:	Assessor

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

Garage: **Yes, Attached, GarageDoorOpener, FinishedGarage, KeylessEntry, Workshop**
 Garage Spaces: **2** Fireplace: **1, GasLog, GreatRoom**
 Basement: **No**
 Foundation: **Slab**
 Web Link: **<http://www.1543warrenlakect.com>**

Recent: **03/08/2019 : NEW**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	16x13	Main	Carpeting	Yes	Bedroom 2nd	11x11	Main	Carpeting	Yes
Bedroom 3rd	11x11	Main	Carpeting	Yes	Breakfast Room	08x09	Main	Tile-Ceramic	Yes
Dining Room	11x10	Main	Carpeting	Yes	Great Room	19x16	Main	Carpeting	Yes
Kitchen	10x11	Main	Tile-Ceramic	No	LaundryRm	8x7	Main	Tile-Ceramic	No

Directions

I-70 East to Post Rd, south to 21st, turn east on 21st to Cumberland Rd, turn south on Cumberland Rd to entrance of Warren Lakes, turn east into Warren Lakes to Cumberland Way, turn left to Wa

Property Description

Move right into this 3BR/2BA ranch home located on a tranquil lake lot in Warren Lakes. As you enter, the soaring, vaulted ceiling in the great room, invites you in. The great room with cozy fireplace opens to the formal dining room, updated kitchen with granite countertops, tile backsplash, gas range, refrigerator, dishwasher, microwave & also brkfst area. Master suite with walk in closet & bath with whirlpool tub/separate shower. 2 additional bedrooms, one that could be an office. Relax in your screened porch, on your patio or on your private dock on the lake. Fresh interior paint & carpet. Washer dryer included also. Oversized garage, what an opportunity, you will want to call it home
 Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information

New roof 2017, new HVAC April 2018, windows 2007, hot tub stays but is not warranty and seller will make no repairs. No showings until open house Sunday 3/10 1-3pm

Description

Condo Type:	Property Attached YN: Detached	Condo Descrp:	Common Walls:
Lifestyle:	Exterior: Brick, Vinyl	Arch Style:	Ranch
Master Bedroom:	ShowerStallFull, TubGarden	Porch:	PatioOpen, PorchScreened
Appliances:	Dishwasher, Dryer, GrbgDispsl, MicroHood, O/RGas, Refrigratr, Washer	Areas:	Foyer Small, Laundry Room Main Level
Equipment:	SmokeAlarm	Eating Area:	BreakfastRoom, Dining/GreatRoomCombo
Lot Info:	DockOwned, Lakefront, Sidewalks, WaterAcces	Kitchen Features:	Kitchen Some Updates, Pantry
Lot Size:	79x260 Acres: .25-.49 Acre	Interior Amen:	AtticAcces, CeilingVaulted, WalkInCloset, ScreensComplete, StormsComplete, WindowsThermal
		Exterior Amen:	BarnStorage, DrivewayConcrete
		Utilities/Environmental	0.47

Heating:	ForcedAir	Fuel:	Gas	Green Certificate:	No
Cooling:	Central Electric, Fans Ceiling Paddle	Primary Wtr Source:	Municipal Water Connected		
Water Heater:	Gas	Primary Sewage Disp:	Municipal Sewer Connected		
Utility Option:	Cable Available				

Financial/Association Information

Possible Financing:	Conventional, InsuredConventional, FHA, VA	Fee Paid:	Annually	Fee Amnt:	\$160
Ownership Int:	MandFee	HOA Disclsr:			
Fee Includes:	AssociationHomeOwners, SnowRemoval, TrashRemoval	Mgmt Phone:	tbd@tbd.com	More than 1 Assoc:	
Mgmt Co.:	?				

Contract/Office Information

List Type: Exclusive Right to Sell	BAC: 3.0 %	Var: No	Insp/Warr: Not Applicable	LD: 03/08/2019
Circumstances of Sale:	Disc: Not Applicable		Disc Oth: Sales Disclosure Supplements	Ent D: 03/08/2019
Show: No	Show Dt: 03/10/2019		Poss: AtClosing	A/C Dt: 09/08/2019
LOfc: EXPL01: eXp Realty, LLC	OP: 812-734-6048 X:		OF: ?	Dir: ?
LAGt: 15467: Kimberly S. Carpenter	Pref: 317-509-4000		Cell: 317-509-4000	Hm: 317-509-4000
VM:	PF: ?		Toll: ?	Show: 317-955-5555
Team:	Fdbk: 317-509-4000		Fdbk: sold@kimsellsindy.com	WD: ?
				Chg Dt: 03/08/2019
				Closed:

