



**8112 STONEBRANCH EAST Drive, Indianapolis, IN 46256**

Prop Sub/Trans: **Single Fam/Sale**  
 School Dist: **Lawrence Township**  
 Subdivision: **SHADOW RIDGE**  
 Legal Desc: **SHADOW RIDGE**  
 Bldr/Prjct/Cont:

Media: **20**  
 Area: **4904 - Marion - Lawrence**  
 Virtual Tour: [http://www.tourfactory.com/2572987/r\\_MIBOR](http://www.tourfactory.com/2572987/r_MIBOR)  
 Interactive VT:  
 New Const: **No**

Status: **Active**  
 BLC #: **21632329**  
 DOM/CDOM: **0/0**

List/MoRnt \$: **\$185,900**  
 Year Built: **1988**  
 Section/Lot: **2/92**

Tax ID: **490224113051000400**  
 Semi Tax: **\$696**

Stage:  
 MultiTax ID:  
 Tax Year Due: **2018**

Est.Comp. Date:  
 Solid Waste: **Yes**  
 Tax Exempt: **HomesteadTaxExemption, MortgageTaxExemption**



	Sqft
Upper:	680
Main:	820
Apprx M/U Ttl:	1,500
Basement:	0
Apprx M/U & Bsmnt:	1,500
% Fin Bsmnt:	
Source:	Assessor

	FB	HB	BD	RM
Upper:	2	0	3	3
Main:	0	1	0	5
M/U Ttl:	2	1	3	8
Bsmnt:	0	0	0	0
Total:	2	1	3	8

Beds: **3**  
 Baths: **2/1**  
 # Rooms: **8**  
 Floor #: **2 Levels**  
 Levels: **2 Levels**  
 Unit Entry Lvl:

Garage: **Yes, Attached, GarageDoorOpener**  
 Garage Spaces: **2**  
 Basement: **No**  
 Foundation: **Slab**  
 Web Link: <http://www.8112StonebranchEDr.com/>  
 Web Link2: [https://www.chicagotitleindy.com/Files/CCRs/Shadow%20Ridge%20\(Marion\)%20.pdf](https://www.chicagotitleindy.com/Files/CCRs/Shadow%20Ridge%20(Marion)%20.pdf)  
 Fireplace: **1, FamilyRoom, WoodBurning**

Recent: **04/12/2019 : NEW**  
 Next OH: **Public: Sun Apr 14, 1:00PM-3:00PM**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	14x14	Upper	Carpeting	Yes	Bedroom 2nd	12x10	Upper	Carpeting	No
Bedroom 3rd	12x9	Upper	Carpeting	No	Dining Room	12x10	Main	Laminate	Yes
Family Room	16x15	Main	Carpeting	Yes	Kitchen	11x10	Main	Laminate	Yes
LaundryRm	6x5	Main	Vinyl	No	Living Room	14x14	Main	Carpeting	Yes

Directions

From 82nd St & Hague Road, turn south on Hague to the entrance of Shadow Ridge (1st street on the left: Stonebranch South Dr). Follow Stonebranch around to home on left.

Property Description

This 3BR/2.5BA home with fenced yard is overlooking a tranquil pond. The floor plan features a vaulted living room that opens to the formal dining space, fully equipped kitchen that is open to the cozy family room with fireplace. The master suite includes a walk in closet and full bath. 2 additional bedrooms and a bath complete the upper level. Relax on your freshly stained deck or enjoy the neighborhood pool. Conveniently located, close to shopping, Lawrence library and interstate. Great value for under \$200K. Come take a look today, you will want to call it home!

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

**Earnest money to be held at title company. No showings until open house Sunday 4/14 1-3pm**

Description

Condo Type:  
 Property Attached YN: **Detached**  
 Lifestyle:  
 Exterior: **Brick, CompositionSidingWood**  
 Master Bedroom: **ClosetWalkin, ShowerStallFull, Suite**  
 Appliances: **Dishwasher, GrbgDispsl, Microwave, O/RElec, Refrigeratr**  
 Condo Descrip:  
 Common Walls:  
 Arch Style: **TraditonalAmerican**  
 Porch: **DeckMain**  
 Areas: **Living Room Formal, Laundry Room Main Level**  
 Eating Area: **DiningRoomFormal**  
 Kitchen Features: **Breakfast Bar**  
 Interior Amen: **AtticAcces, WalkInCloset**  
 Exterior Amen: **DrivewayConcrete, FenceFullRear**  
 # of Acres: **0.17**  
 Utilities/Environmental

Heating: **ForcedAir**  
 Cooling: **Central Electric**  
 Water Heater: **Electric**  
 Utility Option:  
 Fuel: **Electric**  
 Primary Wtr Source: **Municipal Water Connected**  
 Primary Sewage Disp: **Municipal Sewer Connected**

Green Certificate: **No**

Financial/Association Information

Possible Financing: **Conventional, InsuredConventional, FHA, VA**  
 Ownership Int: **MandFee**  
 Fee Includes: **AssociationHomeOwners, Clubhouse, EntranceCommon, MaintenanceCommonArea, Pool, ProfessionalMgmt, SnowRemoval**  
 Mgmt Co.: **Sentry Management**  
 Fee Paid: **Quarterly**  
 HOA Discsr: **Covenants & Restrictions**  
 Fee Amnt: **\$115**  
 Mgmt Phone: **317-251-9393**  
 More than 1 Assoc:

Contract/Office Information

List Type: **Exclusive Right to Sell**  
 Circumstances of Sale:  
 Show: **No**  
 LOfc: **EXPL01: eXp Realty, LLC**  
 LAg: **15467: Kimberly S. Carpenter**  
 VM:  
 Team:  
 BAC: **3.0 %**  
 Disc: **Not Applicable**  
 Show Dt: **04/14/2019**  
 OP: **812-734-6048 X:**  
 Pref: **317-509-4000**  
 PF:  
 Fdbk: **317-509-4000**  
 Insp/Warr: **General**  
 Disc Oth: **Sales Disclosure Supplements**  
 Poss: **Negotiable**  
 OF:  
 Cell: **317-509-4000**  
 Toll:  
 Fdbk: **sold@kimsellsindy.com**  
 LD: **04/12/2019**  
 Ent D: **04/12/2019**  
 A/C Dt: **10/12/2019**  
 XD: **10/12/2019**  
 TOM Dt:  
 Hm: **317-509-4000**  
 Show: **317-955-5555**  
 WD:  
 Chg Dt: **04/12/2019**  
 Closed:

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Friday, April 12, 2019 12:35 PM