



8973 Pine Tree Boulevard, Indianapolis, IN 46256

Prop Sub/Trans: **Single Fam/Sale**
 School Dist: **Lawrence Township**
 Subdivision: **VILLAGE GATE**
 Legal Desc: **VILLAGE GATE SEC 3 L 75**
 Bldr/Prjct/Cont:

Media: **26**
 Area: **4904 - Marion - Lawrence**
 Virtual Tour: <http://www.tourfactory.com/2615612/r> **MIBOR**
 Interactive VT: <http://www.8973pinetreeblvd.com>
 New Const: **No**

Status: **Active**
 BLC#: **21650762**
 DOM/CDOM: **9/9**
 Stage:
 List/MoRnt \$: **\$255,000***
 Year Built: **1989**
 Section/Lot: **3/75**
 Est.Comp. Date:

Tax ID: **490213123062000400**
 Semi Tax: **\$1,005**
 MultiTax ID:
 Tax Year Due: **2018**
 Solid Waste: **No**
 Tax Exempt: **Homestead**
MortgageTax



	Sqft
Upper:	663
Main:	1,541
Apprx M/U Ttl:	2,204
Basement:	0
Apprx M/U & Bsmnt:	2,204
% Fin Bsmnt:	
Source:	Floorplans

	FB	HB	BD	RM	Beds:
Upper:	1	0	2	3	3
Main:	1	1	1	5	2/1
M/U Ttl:	2	1	3	8	# Rooms: 8
Bsmt:	0	0	0	0	Floor #:
Total:	2	1	3	8	Levels: 2 Levels
					Unit Entry Lvl:

Garage: **Yes, Attached, GarageDoorOpener, FinishedGarage, KeylessEntry**
 Garage Spaces: **2**
 Basement: **No**
 Foundation: **Crawl, Slab**
 Web Link: <http://www.wesellindyteam.com>
 Web Link2: <https://www.chicagotitleindy.com/Files/CCRs/Village%20Gate%20ALL%20SEC%>
 Fireplace: **1, LivingRoom, WoodBurning**

Recent: **07/07/2019 : DECR : \$259,900->\$255,000**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	15x11	Main	Laminated Hardw	Yes	Bedroom 2nd	11x11	Upper	Carpeting	No
Bedroom 3rd	11x9	Upper	Carpeting	No	Dining Room	12x10	Main	Laminated Hardw	No
Family Room	24x14	Main	Laminated Hardw	No	Kitchen	11x7	Main	Tile-Ceramic	No
Living Room	24x14	Main	Laminated Hardw	No	Loft	17x8	Upper	Carpeting	No

Directions

I-69 & 96TH ST. EAST ON 96TH TO VILLAGE WAY. SOUTH ON VILLAGE WAY TO 1ST STOP SIGN (PINE TREE BLVD) EAST ON PINE TREE BLVD TO CUL DE SAC.

Property Description

This home looks like it should be featured in a design magazine. This home has been meticulously updated from the kitchen to the updated 2.5 baths, no detail has been missed. You enter into the LR with cozy fireplace & continue to the DR that opens to the kit & large FR, both living spaces have soaring vaulted ceilings & new laminated hardwoods. The main floor master suite features laminated hardwoods, vaulted ceiling, barn door to the updated bath w/subway tile, new vanity, new fixtures, tile floor & sliding door to the deck. Upper level consists of 2 BR's, an updated bath & a great loft area, great for playroom. Relaxing deck & paver patio overlooking the fenced rear yard. Great CDS location, close to shopping & interstate.

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

Earnest money to be held at the agreed upon Title company. NO Showings until open house Saturday 6/29/2019 1-3

Condo Type:		Description	
Property Attached YN:	Detached	Condo Descrip:	
Lifestyle:		Common Walls:	
Exterior:	Brick, Cedar	Arch Style:	TraditionalAmerican
Master Bedroom:		Porch:	DeckMain, PatioOpen
Appliances:	Dishwasher, Dryer, GrbgDispsl, Microwave, O/RElec, Refrigratr, Washer	Areas:	Family Room 2nd Story, Living Room - 2 Story, Laundry Room Main Level
Equipment:	CarbonMonoxideSensor, NetworkReady, SecurityAlarmMonitored, SmokeAlarm, SumpPump, Programmable Thermostat, WaterSoftenerPaid	Eating Area:	DiningRoomFormal
Lot Info:	Cul-De-Sac, Sidewalks, TreeMature	Kitchen Features:	Pantry
Lot Size:	12545 Acres: .25-.49 Acre	Interior Amen:	AtticPullDownStairs, WalkInCloset, ScreensComplete
Heating:	DualSystem	Exterior Amen:	DrivewayConcrete, FenceFullRear
Cooling:	Central Electric	# of Acres:	0.28
Water Heater:	Gas	Utilities/Environmental	
Utility Option:		Fuel:	Gas
		Primary Wtr Source:	Municipal Water Connected
		Primary Sewage Disp:	Municipal Sewer Connected
		Green Certificate:	No

Financial/Association Information

Possible Financing:		Fee Paid:	Annually	Fee Amnt:	\$260
Ownership Int:	MandFee	HOA Disclsr:	Covenants & Restrictions		
Fee Includes:	AssociationBuilderControls, EntranceCommon, ProfessionalMgmt, SnowRemoval	Mgmt Phone:	(317) 570-4358	More than 1 Assoc:	
Mgmt Co.:	Kirkpatrick Management				

Contract/Office Information

List Type:	Exclusive Right to Sell	BAC:	3.0 %	Var:	No	Insp/Warr:	Not Applicable	LD:	06/28/2019
Circumstances of Sale:		Disc:	Not Applicable	Show Dt:	06/29/2019	Disc Oth:	Seller's Disclosure Supplements	Ent D:	06/28/2019
Show:	Yes	OP:	812-734-6048	Pref:	317-509-4000	Poss:	Negotiable	Dir Solicit:	No
LOfc:	EXPL01: eXp Realty, LLC	PF:		Cell:	317-509-4000	OF:		Dir:	
LAg:	15467: Kimberly S. Carpenter	Fdbk:	317-509-4000	Toll:		Cell:	317-509-4000	Hm:	317-509-4000
VM:				Fdbk:	sold@kimsellsindy.com	Show:	317-955-5555	XD:	12/28/2019
Team:						Chg Dt:	07/07/2019	TOM Dt:	
						Closed:		WD:	

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Sunday, July 07, 2019 07:43 PM