



Cross Property 360 Property View

8973 Pine Tree Boulevard, Indianapolis, IN 46256

Listing

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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](http://www.tourfactory.com/2615612/r_MIBOR)  
 Interactive VT: <http://www.8973pinetreeblvd.com>  
 New Const: **No**

Status: **Active**  
 BLC#: **21650762**  
 DOM/CDOM: **11/11**  
 List/MoRnt \$: **\$250,000\***  
 Year Built: **1989**  
 Section/Lot: **3/75**  
 Est.Comp. Date:

Tax ID: **490213123062000400** MultiTax ID:  
 Semi Tax: **\$1,005** 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	Levels:
Upper:	1	0	2	3	3
Main:	1	1	1	5	2/1
M/U Ttl:	2	1	3	8	# Rooms: 8
Bsmnt:	0	0	0	0	Floor #: 2 Levels
Total:	2	1	3	8	Unit Entry Lvl:

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

Recent: **07/09/2019 : DECR : \$255,000->\$250,000**

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

Financial/Association Information

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

Contract/Office Information

List Type:	<b>Exclusive Right to Sell</b>	BAC:	<b>3.0 %</b>	Var:	<b>No</b>	Insp/Warr:	<b>Not Applicable</b>	LD:	<b>06/28/2019</b>
Circumstances of Sale:		Disc:	<b>Not Applicable</b>			Disc Oth:	<b>Seller's Disclosure Supplements</b>	Ent D:	<b>06/28/2019</b>
Show:	<b>Yes</b>	Show Dt:	<b>06/29/2019</b>	Pos:	<b>Negotiable</b>	Dir Solicit:	<b>No</b>	A/C Dt:	
LOfc:	<b>EXPL01: eXp Realty, LLC</b>	OP:	<b>812-734-6048 X:</b>	OF:		Dir:		XD:	<b>12/28/2019</b>
LAg:	<b>15467: Kimberly S. Carpenter</b>	Pref:	<b>317-509-4000</b>	Cell:	<b>317-509-4000</b>	Hm:	<b>317-509-4000</b>	TOM Dt:	
VM:		PF:		Toll:		Show:	<b>317-955-5555</b>	WD:	
Team:		Fdbk:	<b>317-509-4000</b>	Fdbk:	<b>sold@kimsellsindy.com</b>	Chg Dt:	<b>07/09/2019</b>	Closed:	

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Tuesday, July 09, 2019 08:25 PM