



**11047 Echo Trail, Indianapolis, IN 46236**

Prop Sub/Trans: **Single Fam/Sale**  
 School Dist: **Lawrence Township**  
 Subdivision: **ECHO POINTE**  
 Legal Desc: **ECHO POINTE SEC 2 L 53**  
 Bldr/Prjct/Cont:

Media: **26**  
 Area: **4904 - Marion - Lawrence**  
 Virtual Tour: <https://www.tourfactory.com/2632612>  
 Interactive VT: <http://www.11047echotrail.com>  
 New Const: **No**

Status: **Active**  
 BLC#: **21658817**  
 List/MoRnt \$: **\$280,000**  
 Year Built: **1992**  
 Section/Lot: **2/53**  
 Stage:  
 Estd.Comp. Date:

Tax ID: **490121129042000407**  
 Semi Tax: **\$1,077**  
 MultiTax ID:  
 Tax Year Due: **2018**  
 Solid Waste: **No**  
 Tax Exempt: **Homestead MortgageTax**



	Sqft
Upper:	1,335
Main:	1,196
Apprx M/U Ttl:	2,531
Basement:	756
Apprx M/U & Bsmnt:	3,287
% Fin Bsmnt:	75+%
Source:	Assessor

	FB	HB	BD	RM	Beds:
Upper:	2	0	4	4	4
Main:	0	1	0	6	2/1
M/U Ttl:	2	1	4	10	# Rooms: 11
Bsmt:	0	0	0	1	Floor #:
Total:	2	1	4	11	Levels: 2 Levels
					Unit Entry Lvl:

Garage: **Yes, Attached, GarageDoorOpener**  
 Garage Spaces: **2**  
 Basement: **Yes, Finished**  
 Foundation: **BasementConcretePoured**  
 Web Link: <http://www.wesellindyteam.com>  
 Fireplace: **1, FamilyRoom, GasLog**

Recent: **08/02/2019 : NEW**  
 Next OH: **Public: Sun Aug 4, 2:00PM-4:00PM**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
Master Bedroom	20x18	Upper	Carpeting	No	Bedroom 2nd	12x12	Upper	Carpeting	No
Bedroom 3rd	13x11	Upper	Carpeting	No	Bedroom 4th	12x9	Upper	Carpeting	No
Breakfast Room	11x10	Main	Tile-Ceramic	No	Dining Room	11x11	Main	Carpeting	No
Family Room	20x16	Main	Laminated Hardw	No	Kitchen	12x12	Main	Tile-Ceramic	No
LaundryRm	9x7	Main	Tile-Ceramic	No	Living Room	15x13	Main	Carpeting	No
Recreation/Play	F24x15	Basement	Carpeting	No					

Directions

From 79th Street and Fall Creek Road, head east on 79th Street to the T. Turn left on Pennycroft Dr. Take first right on Echo Trail to home on right.

Property Description

Looking for a home that offers you a private yard...look no further than this updated 4BR/2.5BA home with a finished basement. This home offers a formal living room & dining rooms, updated kitchen with new cabinets, granite, tile backsplash & stnls applcs. The kitchen is open to the breakfast area & family room with cozy gas frplc. Master suite with his/hers WIC's, & updated bath along with 3 additional bedrooms and bath complete the upper level. There is an additional living space in the basement. If you like to entertain, then this back yard is for you with the large deck, outdoor kitchen with a green egg & weber grill and a relaxing firepit for those cool fall evenings. Come take a look today!

Description

Condo Type:	Property Attached YN: <b>Detached</b>	Condo Descrip:	Common Walls:
Lifestyle:	Exterior: <b>Brick, Wood</b>	Arch Style:	<b>TraditonalAmerican</b>
Master Bedroom:	<b>ClosetWalkin, SinksDouble, TubFull/SepShower</b>	Porch:	<b>DeckMain</b>
Appliances:	<b>Dishwasher, GrbgDispsl, MicroHood, O/RElec, Refrigeratr</b>	Areas:	<b>Foyer Small, Laundry Room Main Level</b>
Equipment:	<b>SumpPump, Programmable Thermostat, WaterSoftenerPaid</b>	Eating Area:	<b>BreakfastRoom, DiningRoomFormal</b>
Lot Info:	<b>Curbs, Sidewalks, TreeMature</b>	Kitchen Features:	<b>Kitchen Eat In, Kitchen Updated</b>
Lot Size:	<b>16,988</b> Acres:	Interior Amen:	<b>WalkInCloset, ScreensComplete, WindowsThermal, WoodWorkStained</b>
	<b>.25-.49 Acre</b>	Exterior Amen:	<b>DrivewayConcrete, FenceFullRear</b>
		# of Acres:	<b>0.39</b>

Utilities/Environmental

Heating:	<b>ForcedAir</b>	Fuel:	<b>Gas</b>
Cooling:	<b>Central Electric, Fans Ceiling Paddle</b>	Primary Wtr Source:	<b>Municipal Water Connected</b>
Water Heater:	<b>Gas</b>	Primary Sewage Disp:	<b>Municipal Sewer Connected</b>
Utility Option:	<b>Cable Available, Gas Available</b>		

Green Certificate: **No**

Financial/Association Information

Possible Financing:	<b>Conventional, InsuredConventional, FHA, VA</b>	Fee Paid:	<b>Annually</b>	Fee Amnt:	<b>\$120</b>
Ownership Int:	<b>MandFee</b>	HOA Disclsr:	<b>Covenants &amp; Restrictions</b>		
Fee Includes:	<b>InsuranceCommonArea, MaintenanceCommonArea, SnowRemoval</b>				
Mgmt Co.:	<b>Echo Pointe HOA</b>	Mgmt Phone:	<b>00000000</b>	More than 1 Assoc:	<b>No</b>

Contract/Office Information

List Type: <b>Exclusive Right to Sell</b>	BAC: <b>3.0 %</b>	Var: <b>No</b>	Insp/Warr: <b>General</b>	LD: <b>08/02/2019</b>
Circumstances of Sale:	Disc: <b>Not Applicable</b>		Disc Oth: <b>Seller's Disclosure Supplements</b>	Ent D: <b>08/02/2019</b>
Show: <b>No</b>	Show Dt: <b>08/04/2019</b>		Poss: <b>Negotiable</b>	A/C Dt: <b>02/02/2020</b>
LOfc: <b>TRBL01: Trueblood Real Estate</b>	OP: <b>317-513-1395 X:</b>		OF: <b>317-509-4000</b>	Dir: <b>317-509-4000</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>
VM:	PF:		Toll:	Show: <b>317-955-5555</b>
Team:	Fdbk: <b>317-509-4000</b>		Fdbk: <b>sold@kimsellsindy.com</b>	WD: <b>08/02/2019</b>
				Chg Dt: <b>08/02/2019</b>
				Closed:

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Friday, August 02, 2019 05:51 PM