



6017 Liverpool Lane, Indianapolis, IN 46236

Prop Sub/Trans: **Single Fam/Sale** Media: **51** Status: **Active**
 School Dist: **Lawrence Township** Area: **4904 - Marion - Lawrence** BLC#: **21707030** List/MoRnt \$: **\$225,000**
 Subdivision: **KENSINGTON FARMS** Virtual Tour: **https://www.tourfactory.com/2734941** DOM/CDOM: **1/1** Year Built: **1996**
 Legal Desc: **KENSINGTON FARMS SEC 16** Interactive VT: **https://my.matterport.com/show/?m=2seWpLore8n** Section/Lot: **/408**

Bldr/Prjct/Cont: " New Const: **No** Stage: Est.Comp. Date:

Tax ID: **490804106009000407** MultiTax ID: Solid Waste: **No**
 Semi Tax: **\$827** Tax Year Due: **2019** Tax Exempt: **HomesteadTaxExemption, MortgageTaxExemption**



	Sqft
Upper:	888
Main:	988
Apprx M/U Ttl:	1,876
Basement:	494
Apprx M/U & Bsmnt:	2,370
% Fin Bsmnt:	100%
Source:	Broker

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

Garage: **Yes, Attached, GarageDoorOpener**
 Garage Spaces: **2** Fireplace: **1, FamilyRoom**
 Basement: **Yes, Finished, Partial**
 Foundation: **BasementConcretePoured**
 Web Link: <http://www.6017LiverpoolLane.com/>
 Web Link2: <https://kensingtonfarmshoa.org/>

Recent: **04/30/2020 : NEW**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	15x13	Upper	Carpeting	Yes	Bedroom 2nd	14x10	Upper	Carpeting	Yes
Bedroom 3rd	13x12	Upper	Carpeting	Yes	Bedroom 4th	11x9	Upper	Carpeting	Yes
Breakfast Room	10x6	Main	Laminate	Yes	Dining Room	14x10	Main	Laminate	Yes
Family Room	14x16	Main	Laminate	Yes	Kitchen	20x12	Main	Laminate	Yes
LaundryRm	6x5	Basement	Carpeting	No	Living Room	14x12	Main	Laminate	Yes
Rec/Play Room	26x18	Basement	Carpeting	No					

Directions

I-465 to 56th Street exit on NE side. Head E on 56th St to Lee Rd. Head N on Lee Rd to 59th St. Turn R on 59th St. Turn L on Draycott Way. Turn R on Liverpool Way which becomes Liverpool Lane. Home on right.

Property Description

Looking for a great family home in Lawrence Township schools? Pride of ownership shows through in this 4 bedroom / 2.5 bathroom with finished basement. Updates include high-end laminate flooring throughout the first floor of the home, newer carpet upstairs and paint throughout, new water heater in 2016, new insulated garage door in 2014 and much more. Open floor plan from kitchen to breakfast room to family room with fireplace. Back patio features a deck overlooking good sized yard. Come take a look today!

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

No showings until 5/1 at 11AM. No offers will be reviewed prior to Sunday 5/3 at 5PM. Please direct all offers and questions to co-agent, Josh Carpenter 317-402-9111 or josh@wesellindyteam.com. Preliminary title ordered at Enterprise Title.

Description

Condo Type:	Property Attached YN: Detached	Condo Descrip:	Common Walls:
Lifestyle:	Brick, VinylBrick	Arch Style:	TraditionalAmerican
Exterior:		Porch:	PatioOpen
Master Bedroom:		Areas:	Living Room Formal, Laundry Room Main Level
Appliances:	Dishwasher, Dryer, Microwave, O/RElec, RangeHdFan, Refrigratr, Washer	Eating Area:	BreakfastRoom, DiningRoomFormal
Equipment:	SmokeAlarm, SumpPump w/Backup	Kitchen Features:	Kitchen Some Updates
Lot Info:		Interior Amen:	CeilingVaulted
Lot Size:	8625 Acres:	Exterior Amen:	
Pet Deposit:	Refundable: <.25 Acre	# of Acres:	0.20
		Smoking:	
		Utilities/Environmental	


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

Financial/Association Information

Possible Financing:	Conventional, InsuredConventional, FHA, VA	Fee Paid:	Annually	Fee Amnt:	\$430
Ownership Int:	MandFee	HOA Disclsr:			
Fee Includes:	InsuranceCommonArea, MaintenanceCommonArea, ParkPlayground, Pool, SnowRemoval, Tennis				
Mgmt Co.:	Sentry Mgt	Mgmt Phone:	3172519393	More than 1 Assoc:	

Contract/Office Information

List Type: Exclusive Right to Sell	BAC: 3.0 % Var: No	Insp/Warr: General	LD: 04/30/2020
Circumstances of Sale:	Disc: Not Applicable	Disc Oth: Defects/None Noted, Seller's Disclosure Supplements	Ent D: 04/30/2020
Show: Yes FHA Cert:	Show Dt: 04/30/2020	Poss: Negotiable	A/C Dt:
LOfc: TRBL01: Trueblood Real Estate	OP: 317-288-5148 X:	Dir Solicit: No	XD: 10/31/2020

LAgt: [15467: Kimberly S. Carpenter](#)  Pref: **317-509-4000** Cell: **317-509-4000** Hm: **317-509-4000** TOM Dt:
VM: PF: Toll: Show: **317-955-5555** WD:
Team: Fdbk: **317-509-4000** Fdbk: sold@kimsellsindy.com Chg Dt: **04/30/2020**
CoAgt: [37042 : Joshua Carpenter](#) Pref: **317-402-9111** Closed:

Requested By: Joshua Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Thursday, April 30, 2020 12:58 PM

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