



KIM CARPENTER

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Cross Property 360 Property View

9524 Aberdare Drive Unit #122, Indianapolis, IN 46250

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Prop Sub/Trans:	Condo/Sale	Media:	33	Status:	Active	List/MoRnt \$:	\$140,000
School Dist:	Lawrence Township	Area:	4904 - Marion - Lawrence	BLC#:	21718626	Year Built:	1988
Subdivision:	SUN LAKES AT BAYSIDE	Virtual Tour:	http://www.tourfactory.com/2755076	DOM/CDOM:	1/1	Section/Lot:	21/0
Legal Desc:	SUN LAKES AT BAYSIDE HPR	Interactive VT:	https://my.matterport.com/show/?m=UfafBqWKPAr	New Const:	No	Est.Comp. Date:	
Bdr/Prjt/Cont:		Stage:					



Tax ID:	490215133023000400	MultiTax ID:		Solid Waste:	No
Semi Tax:	\$563	Tax Year Due:	2019	Tax Exempt:	Homestead Mortgage Tax
Upper:	587	FB	1	Beds:	2
Main:	684	HB	0	Baths:	1/1
Apprx M/U Ttl:	1,271	BD	2	# Rooms:	6
Basement:	0	RM	2	Floor #:	1
Apprx M/U & Bsmnt:	1,271	Bsmt:	0	Levels:	2 Levels
% Fin Bsmnt:		Total:	1	Unit Entry Lvl:	1
Source:	Assessor				

Garage: Yes, Attached, GarageDoorOpener
 Garage Spaces: 1
 Basement: No
 Foundation: Slab
 Web Link: <http://www.wesellindyteam.com/>
 Web Link2: www.ekirkpatrick.com

Recent: 06/12/2020 : NEW

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	15x11	Upper	Carpeting	Yes	Bedroom 2nd	11x10	Upper	Carpeting	No
Breakfast Room	8x7	Main	Vinyl Hardwood	No	Dining Room	11x10	Main	Carpeting	Yes
Great Room	14x12	Main	Carpeting	Yes	Kitchen	11x11	Main	Vinyl Hardwood	No

Directions

East on 96th Street from Allisonville Road to Aberdare Drive, then South to Property on the Right.

Property Description

This updated and convenient condo is ready for you to walk through the door and enjoy the condo lifestyle. This two level unit features 2 bedrooms, 1.5 baths, vaulted ceiling in the living room and master bedroom, and a kitchen with breakfast bar that is great for entertaining. Brand new luxury vinyl plank flooring, carpet and paint throughout the home! Additional features include a covered The neighborhood has a pool, clubhouse and is centrally located with easy access to I-69 and I-465.

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

Please copy both Kim Carpenter and Josh Carpenter on all offers. All offers are due by Monday 6/15/2020 at 8PM and seller will respond by 9AM on Tuesday 6/16/2020. No offers will be reviewed prior to that time. HOA is at rental cap. Property must be owner occupied.

Condo Type:	Horizontal	Description
Property Attached YN:	Attached	Condo Descrip:
Lifestyle:	Other/See Remarks	Common Walls:
Exterior:	Vinyl/Brick	Arch Style:
Master Bedroom:		Porch:
Appliances:	Dishwasher, Dryer, GrbgDispsl, Microwave, O/RElec, Refrigeratr, Washer	Areas:
Equipment:	SmokeAlarm	Eating Area:
Lot Info:	Other	Kitchen Features:
Lot Size:	COND0	Interior Amen:
Pet Deposit:		Exterior Amen:
Acres:	CndHPRCoop	
Refundable:	# of Acres:	
	0.00	Smoking:

Utilities/Environmental

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

Possible Financing:	Conventional, InsuredConventional, FHA, VA	Fee Paid:	Monthly	Fee Amnt:	\$250
Ownership Int:	MandFee	HOA Discslr:			

Fee Includes:	AssociationHomeOwners, Clubhouse, EntranceCommon, InsuranceCommonArea, Lawncare, MaintenanceBldExterior, MaintenanceCommonArea, Pool, SnowRemoval, Tennis	Mgmt Phone:	317-570-4358	More than 1 Assoc:
Mgmt Co.:	Kirkpatrick Management			

List Type:	Exclusive Right to Sell	BAC:	3.0 %	Var:	No	Insp/Warr:	General	LD:	06/12/2020
Circumstances of Sale:		Disc:	Not Applicable	Disc Oth:		Seller's Disclosure Supplements		Ent D:	06/12/2020
Show:	No	Show Dt:	06/13/2020	Poss:		Negotiable	Seller's Disclosure Supplements	A/C Dt:	
Lo/Ofc:	TRBL01: Trueblood Real Estate	OP:	317-288-5148	OF:		Dir:	No	XD:	12/12/2020
La/Gt:	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:		Fdkb:	317-509-4000	Fdkb:				Chg Dt:	06/12/2020
CoAgt:	37042 : Joshua Carpenter	Pref:	317-402-9111	Fdkb:	sold@kimsellsindy.com			Closed:	

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Friday, June 12, 2020 09:42 PM

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