



Cross Property 360 Property View

9524 Aberdare Drive Unit #122, Indianapolis, IN 46250

**9524 Aberdare Drive, Unit#122, Indianapolis, IN 46250** Status: **Active**  
 Prop Sub/Trans: **Condo/Sale** Media: **33** BLC#: **21718626** List/MoRnt \$: **\$140,000**  
 School Dist: **Lawrence Township** Area: **4904 - Marion - Lawrence** DOM/CDOM: **1/1** Year Built: **1988**  
 Subdivision: **SUN LAKES AT BAYSIDE** Virtual Tour: **<http://www.tourfactory.com/2755076>** Section/Lot: **21/0**  
 Legal Desc: **SUN LAKES AT BAYSIDE HPR** Interactive VT: **<https://my.matterport.com/show/?m=UfaiBqWKPAr>** Stage:   
 Bldr/Prjct/Cont: **No** New Const: **No** Tax ID: **490215133023000400** MultiTax ID: **2019** Solid Waste: **No**  
 Semi Tax: **\$563** Tax Year Due: **2019** Tax Exempt: **Homestead MortgageTax**



	Sqft
Upper:	587
Main:	684
Apprx M/U Ttl:	1,271
Basement:	0
Apprx M/U & Bsmnt:	1,271
% Fin Bsmnt:	
Source:	Assessor

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

Garage: **Yes, Attached, GarageDoorOpener**  
 Garage Spaces: **1** Fireplace: **1, GreatRoom, WoodBurning**  
 Basement: **No**  
 Foundation: **Slab**  
 Web Link: **<http://www.wesellindyteam.com/>**  
 Web Link2: **[www.ekirkpatrick.com](http://www.ekirkpatrick.com)**

Recent: **06/12/2020 : NEW**

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 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:	<b>Attached</b>	Condo Descrip: <b>GroundLevl</b>
Lifestyle:	<b>Other/See Remarks</b>	Common Walls:
Exterior:	<b>VinylBrick</b>	Arch Style:
Master Bedroom:		Porch:
Appliances:	<b>Dishwasher, Dryer, GrbgDispsl, Microwave, O/RElec, Refrigratr, Washer</b>	Areas:
		Eating Area:
		Kitchen Features:
Equipment:	<b>SmokeAlarm</b>	Interior Amen:
Lot Info:	<b>Other</b>	Exterior Amen:
Lot Size:	<b>CONDO</b>	# of Acres:
Pet Deposit:		Smoking:
		Utilities/Environmental
		Fuel:
		Primary Wtr Source:
		Primary Sewage Disp:
		Green Certificate: <b>No</b>

Heating:	ForcedAir, HeatPump	Electric
Cooling:	<b>Central Electric</b>	<b>Municipal Water Connected</b>
Water Heater:	<b>Electric</b>	<b>Municipal Sewer Connected</b>
Utility Option:		

Possible Financing:	Conventional, InsuredConventional, FHA, VA	Fee Paid:	Monthly	Fee Amnt:	\$250
Ownership Int:	<b>MandFee</b>	HOA Disclsr:			
Fee Includes:	<b>AssociationHomeOwners, Clubhouse, EntranceCommon, InsuranceCommonArea, Lawncare, MaintenanceBldExterior, MaintenanceCommonArea, Pool, SnowRemoval, Tennis</b>				
Mgmt Co.:	<b>Kirkpatrick Management</b>	Mgmt Phone:	<b>317-570-4358</b>	More than 1 Assoc:	

List Type:	Exclusive Right to Sell	BAC:	3.0 %	Var:	No	Insp/Warr:	General	LD:	06/12/2020
Circumstances of Sale:		Disc:	<b>Not Applicable</b>			Disc Oth:	<b>Seller's Disclosure Supplements</b>	Ent D:	<b>06/12/2020</b>
Show:	<b>No</b>	Show Dt:	<b>06/13/2020</b>			Poss:	<b>Negotiable</b>	A/C Dt:	
LOf:	<b>TRBL01: Trueblood Real Estate</b>	OP:	<b>317-288-5148 X</b>			OF:		Dir:	<b>12/12/2020</b>
LAgt:	<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:	
CoAgt:	<b>37042 : Joshua Carpenter</b>	Pref:	<b>317-402-9111</b>					Chg Dt:	<b>06/12/2020</b>
								Closed:	

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

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