



Cross Property 360 Property View

9743 Herons Cove, Indianapolis, IN 46280

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Prop Sub/Trans: **Condo/Sale** Media: **27** Status: **Active** BLC#: **21739697** List/MoRnt \$: **\$190,000**
 School Dist: **Carmel Clay Schools** Area: **2910 - Hamilton - Clay** DOM/CDOM: **1/1** Year Built: **2003**
 Subdivision: **RETREAT** Virtual Tour: **<http://www.tourfactory.com/2798851>** Section/Lot: **12/0**
 Legal Desc: **The Retreat** Interactive VT: **<https://my.matterport.com/show/?m=jYjhMavzffj>** Stage: **Completed** Est.Comp. Date:
 Bldr/Prjct/Cont: New Const: **No** Tax ID: **291312405001000018** MultiTax ID: Solid Waste: **No**
 Semi Tax: **\$719** Tax Year Due: **2019** Tax Exempt: **Homestead MortgageTax**



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Upper:	Sqft	FB	HB	BD	RM	Bed:	2
Main:	1,446	0	0	0	0	Baths:	2/0
Apprx M/U Ttl:	1,446	2	0	2	5	# Rooms:	5
Basement:	0	2	0	2	5	Floor #:	1
Apprx M/U & Bsmnt:	1,446	0	0	0	0	Levels:	1 Level
% Fin Bsmnt:		2	0	2	5	Unit Entry Lvl:	1
Source:	Assessor						

Garage: **Yes, Attached, GarageDoorOpener, FinishedGarage**
 Garage Spaces: **1** Fireplace: **1, GasLog, GreatRoom**
 Basement: **No**
 Foundation: **Slab**
 Web Link: **<https://www.kimsellsindy.com>**

Recent: **09/28/2020 : NEW**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	15x16	Main	Carpeting	Yes	Bedroom 2nd	12x13	Main	Carpeting	Yes
Great Room	16x22	Main	Laminated Hardw	Yes	Kitchen	09x10	Main	Laminated Hardw	Yes
LaundryRm	06x06	Main	Tile-Ceramic	No					

Directions

Westfield Blvd north of 96th Street to entrance of the Retreat on west side of street.

Property Description

Location, location, location, this unit is a ground level 2BR/2BA unit that backs to a beautiful treeline in The Retreat. Easy access to the Monon, Carmel & the interstate. The open floor plan features a great room/dining room combo that is open to the fully equipped kitchen. Cozy up to your gas fireplace or gather at the breakfast bar for your morning coffee, you will feel right at home. The mstr ste is nice size with a WIC & full bath. The second bedroom is also of nice size. Washer & dryer are included also. There is an attached one car garage and a covered patio to the rear overlooking the treeline. The community features a clubhouse, pool, fitness center & access to the Monon. Don't wait...this is a great opportunity.

Description

Condo Type: **Horizontal** Condo Descrip: **EndUnit, GroundLevel**
 Property Attached YN: **Attached** Common Walls: **1 Common Wall**
 Lifestyle: **Other/See Remarks** Arch Style: **TraditonalAmerican**
 Exterior: **Brick, CompositionSidingWood** Porch: **PatioCovered**
 Master Bedroom: **ClosetWalkin, TubFull/SepShower** Areas: **Bed Other Main, Laundry Room Main Level**
 Appliances: **Dishwasher, Dryer, GrbgDispsl, MicroHood, O/RElec, Refrigratr, Washer** Eating Area: **Dining/GreatRoomCombo**
 Equipment: **SecurityAlarmPaid, SmokeAlarm, WaterSoftenerPaid** Kitchen Features: **Breakfast Bar**
 Interior Amen: **CeilingRaised, WalkInCloset, WindowsThermal, WoodWorkPainted**
 Lot Info: **Wooded** Exterior Amen: **DrivewayConcrete**
 Lot Size: **0** Acres: **CndHPRCoop** # of Acres: **0.00**
 Pet Deposit: Refundable: **Smoking:**

Utilities/Environmental

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

Financial/Association Information

Possible Financing: **Conventional, InsuredConventional** Fee Paid: **Monthly** Fee Amnt: **\$238**
 Ownership Int: **MandFee** HOA Discrs: **Covenants & Restrictions**
 Fee Includes: **Clubhouse, Exercise, Lawncare, MaintenanceBldExterior, Pool**
 Mgmt Co.: **Kirkpatrick** Mgmt Phone: **(317) 570-4358** More than 1 Assoc: **No**

Contract/Office Information

List Type: **Exclusive Right to Sell** BAC: **3.0 %** Var: **No** Insp/Warr: **Not Applicable** LD: **09/28/2020**
 Circumstances of Sale: Disc: **Not Applicable** Disc Oth: **Seller's Disclosure Supplements** Ent D: **09/28/2020**
 Show: **Yes** Show Dt: **09/28/2020** Poss: **AtClosing** Dir Solicit: **No** A/C Dt:
 LOFc: **TRBL01: Trueblood Real Estate** OP: **317-288-5148 X** OF: Dir: XD: **03/28/2021**
 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: **09/28/2020**
 Closed:

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Monday, September 28, 2020 08:11 PM

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