

7639 INDIAN LAKE Road, Indianapolis, IN 46236

Prop Sub/Trans: **Single Fam/Sale**
 School Dist: **Lawrence Township**
 Subdivision: **NO SUBDIVISION**
 Legal Desc: **PT SW1/4 NE1/4 S29 T17 R5**
 Bldr/Prjct/Cont:

Media: **50**
 Area: **4904 - Marion - Lawrence**
 Virtual Tour: **<https://www.tourfactory.com/2992435>**
 Interactive VT: **<https://my.matterport.com/show/?m=6XxeBb4HVUK>**
 New Const: **No**

Status: **Active**
 BLC#: **21860405**
 DOM/CDOM: **1/1**
 Stage:
 List/MoRnt \$: **\$275,000**
 Year Built: **1965**
 Section/Lot: **/0**
 Est.Comp. Date:
 Date Ava:



Tax ID: **490129118010000407** MultiTax ID:
 Semi Tax: **\$825** Tax Year Due: **2021** Solid Waste: **Yes**
 Tax Exempt: **Homestead MortgageTax**

	Sqft
Upper:	667
Main:	1,485
Apprx M/U Ttl:	2,152
Basement:	0
Apprx M/U & Bsmnt:	2,152
% Fin Bsmnt:	100%
Source:	Assessor

	FB	HB	BD	RM	Beds:
Upper:	1	0	3	3	4
Main:	1	0	0	3	2/0
M/U Ttl:	2	0	3	6	# Rooms: 9
Bsmnt:	0	0	1	3	Floor #:
Total:	2	0	4	9	Levels: Tri-Level
					Unit Entry Lvl:

Garage: **Yes, Attached, GarageDoorOpener**
 Garage Spaces: **1** Fireplace: **0**
 Basement: **Yes, Finished**
 Foundation: **Basement-Block, Slab**
 Web Link: **<http://www.wesellindyteam.com/>**

Recent: **06/02/2022 : NEW**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	14x17	Upper	Hardwood	Yes	Bedroom 2nd	10x11	Upper	Hardwood	Yes
Bedroom 3rd	10x11	Upper	Hardwood	Yes	Bedroom 4th	13x10	Basement	Tile-Ceramic	No
Dining Room	9x13	Main	Hardwood	Yes	Family Room	21x16	Basement	Tile-Ceramic	Yes
Kitchen	10x11	Main	Tile-Ceramic	Yes	LaundryRm	9x8	Basement	Tile-Ceramic	No
Living Room	16x13	Main	Hardwood	Yes					

Directions

Fall Creek Rd to E. 79th St-East on E.79th to Indian Lake Rd: South on Indian Lake Rd to home on left.

Property Description

If you're looking for an updated 4 bedroom / 2 bath home with large lot, look no further! Enter the home to find a bright family room open to dining room with hardwood floors. Updated white cabinet kitchen with tile floor, tile backsplash and stainless steel appliances included. Full bath located just off this area. Upstairs you will find a master suite with attached master bath, as well as 2 other nicely sized bedrooms... all with beautiful original hardwoods! In the lower level you will find a large living room with tile floor, 4th bedroom/office and laundry room. Nicely sized deck off main level overlooks large fenced lot with barn. No HOA! Come take a look today!

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

Showings to begin Friday 6/3. Seller will not review offers prior to Monday 6/7. Exclusions: Main level curtain rods (holes to be patched), security system/cameras, electronic door locks (to be replaced).

	Description
Condo Type:	Condo Descrip:
Property Attached YN: Detached	Common Walls:
Lifestyle:	Arch Style: Multi-Level, TraditionalAmerican
Exterior: Brick, Vinyl	Porch: DeckMain, PorchOpen
Master Bedroom: ClosetWalkin, Suite, TubFull w/Shower	Areas: Foyer Small, Laundry in Basement
Appliances: Dishwasher, Dryer, Garbage Disposal, Oven/Range-Electric, Refrigerator, Washer, MicroHood	Eating Area: Dining/LivingRoomCombo
Equipment: SmokeAlarm, SumpPump	Kitchen Features: Kitchen Updated
Lot Info: NotInSubdivision, TreeMature	Interior Amen: AtticAcces, HardwoodFloors, ScreensSome, WindowsVinyl
Lot Size: 0.33 AC	Exterior Amen: BarnMini, DrivewayConcrete
Pet Deposit:	# of Acres: 0.33
	Smoking:

Utilities/Environmental

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

Financial/Association Information

Possible Financing: Conventional, InsuredConventional, FHA, VA	Fee Paid:	Fee Amnt:
Ownership Int: NoAssoc	HOA Disclsr:	

Showing Information

Showing Service: BrokerBay	Showings Phone: 317-218-0600
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Contract/Office Information

List Type: Exclusive Right to Sell	BAC: 3.0 %	Var: No	Insp/Warr: General	Listed: 06/02/2022
Circumstances of Sale:	Disc: Not Applicable		Disc Oth: Seller's Disclosure Supplements	Entered: 06/02/2022
Show: Yes	Show Dt: 06/02/2022		Poss: Negotiable	Dir Solicit: No
LOfc: TRBL01: Trueblood Real Estate	OP: 317-288-5148 X:		OF:	Dir:
LAgnt: 37042: Joshua Carpenter	Pref:		Cell: 317-402-9111	WD:
Team:	Fdbk: josh@wesellindyteam.com			XD: 12/02/2022
CoAgnt: 15467 : Kimberly Carpenter	Pref:			Change: 06/02/2022
SAGt: :	Pref:		Seller Pd Pts:	PD:
			Est Cls:	

Requested By: Joshua Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Thursday, June 02, 2022 10:13 AM

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