



Residential/Condo

BLC#: 2955912 **CND** **Status:** Active **Area:** 2912 **LP:** \$213,900 *
13773 Seaway Dr **Lt:** 39.9549 **Ln:** -85.9187 **Map:** N-115 E-137
Town: FISHERS **Twp:** Fall Creek **Zip:** 46037 **School:** Hamilton
Legal: WATERSEDGE CONDO **Section:** **Lot:** 25 **County:** HAMILTON
Tax ID: HAM1315010101003000 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** \$3,657
Subdiv: WATERSEDGE CONDO **Tax Exempt:** None **Tax Yr Due:** 2009
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 2003 **Est.Comp.Date:**

Loc: BldgCommonEntry, GroundLevel
Rooms: 6 **Bd:** 2
Floor#: 1
Unit Entry Level: 1
Levels: 2 Levels
Baths: 3
Parking:
Bas: N
Foundation: Crawl

SqFt	FB	HB
Upper: 1,232	Upper Bth: 2	0
Main: 1,066	Main Bth: 0	1
Approx M/U Total: 2,298	Bsmt Bth: 0	0
Basement: 0	Total: 2	1
Approx M/U & NOBSM: 2,298		
% Finished Basement:		
Source: Assessor		

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W
Living:				Master:	18x15	U	C N
Family Rm:				2nd:	15x12	U	C N
Great Rm: 25x18	M	C	N	3rd:			
Dining:				4th:			
Kitchen: 14x13	M	T	N	LaundryRm: 8x8	M	T	N
Brkfst Rm:							
Loft: 12x10	U	C	N				

Directions

South on Olio from 116th to Lake Ridge Drive. Right on Lake Ridge. Left into Water's Edge. Left to Seaway.

Property Description

Gorgeous 2 bedroom, 2.5 bath end unit townhome in Water's Edge at Geist. Bright and airy main level features Amazing Kitchen with Granite Counters is open to Dining area and Great Room with Stone Hearth Fireplace. Upstairs boasts a loft/office area with a Bay Window. Incredible Master Suite w/whirlpool tub, separate shower and walk-in closet. Second Bedroom with Private Bath and Walk-in closet. Custom features throughout and amazing views of Geist. Great location with every convenience nearby!

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

All correspondence will be via EMAIL ONLY! Email Randie@BuyWithBTG.com w/questions, offers, etc. See attachments for REQUIRED offer Cover Sheet. Property sold AS-IS. All offers are subject to corporate approval & must be accompanied by POF/preapproval letter w/dollar amount. Thank You!

Description

Life Style: Attached **Arch Style:** TwoStory **Exterior:** CompCement, Stone
Master BR: DbISinks, Deck, FTubSepShr, GardenTub, WalkinClos **Areas:** GreatRoom, LaundryRm, LoftArea
Appl: None **Porch:** DeckUp, PatioCovrd
Equip: SmokeAlarm **Eating Area:** DinComb/GR, CntrlIsland, BrkfstBar
Lot Info: GatedComm **Exterior Amen:** DrvConcret
Lot Size: CONDO **Acres:** CndHPRCoop# of Acr: 0.00 **Condo Description:** BldgCommonEntry, GroundLevel
Interior Amen: AtcPIDnStr, CeilTray, WalkInClos, WinBayBow

Utilities

Heating: ForcedAir **Fuel:** Gas **Primary Water Src:** MunWtrConn
Cooling: CentrElec **Water Htr:** Gas **Primary Sewage Disp:** MunSwrConn
Utility Option: GasConn, GasAvail, HighSpdAvl

Financial/Association Information

Poss Fincg: Conventnl, ICON, FHA, VA **Ownshp Int:** MandFee **Fee Pd:** Quarterly **Fee Amt:** \$900
Fee Includes: AssocBldr, EntryComm, InsBldHaz, InsCommon, Lawncare, MaintAllGrd, MaintBldExt, RemvISnow, RemvITrash

Office Information

SYGA01: Sycamore Group Associates **OP:** 317-216-8800 **OF:** **Fdbk Email:** Randie@buywithBTG.com
LAgnt: 23012 : Randie Bonwell **Pref:** EMAIL **PF:** 317-364-4679 **Show:** 866-275-6289 **Fdbk:** 317-222-1304
Team Name: **Hm:** 317-341-5557 **Ofc Ext:** 0 **Cell:** 317-341-5557 **VM:**
CoAgt/Asst: 24680 Karen Tanner **Pref:** EMAIL **Type:** Exclusive Right to Sell **Dir:** **Toll:**
Con1: Team Name The Bonwell Tanner Group 317-222-1304 **Poss:** AtClosing **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 11/11/2009 **BAC:** 3.0
Disc: BankOwned **Disc Other:** ASIS **XD:** 02/08/2010 **Entry Date:** 11/12/2009
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 11/19/2009