



Residential/Condo

BLC#: 2945865 **RES** **Status:** Active **Area:** 2912 **LP:** \$2,300,000 *
10826 Club Point **Lt:** 39.9481 **Ln:** -85.9489 **School:** Hamilton
Town: Fishers **Twp:** Fall Creek **Zip:** 46037 **Southeastern**
Legal: The Hawthorns **Section:** **Lot:** 40 **County:** Hamilton
Tax ID: HAM1915030020002000 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** \$26,439
Subdiv: The Hawthorns **Tax Exempt:** None **Tax Yr Due:** 2009
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 2003 **Est.Comp.Date:**

Loc:
Rooms: 16 **Bd:** 5
Floor#:
Unit Entry Level:
Levels: 2 Levels
Baths: 8
Parking:
Bas: Y/9ft+Ceil, DayliteWin, Finished, WalkOut
Foundation: BsmtPrCnc

SqFt		FB	HB
Upper:	2,674	Upper Bth:	4 0
Main:	5,880	Main Bth:	1 2
Approx M/U Total:	8,554	Bsmt Bth:	1 0
Basement:	3,559	Total:	6 2
Approx M/U & WOBSM:	12,113		
% Finished Basement:	75+%		
Source: Assessor			

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:				Master:	22x18	M	H	Y	
Family Rm:	19x14	M	H	N	2nd:	17x16	U	C	Y
Great Rm:	27x24	M	H	N	3rd:	15x13	U	C	Y
Dining:	19x19	M	H	N	4th:	14x14	U	C	Y
Kitchen:	18x18	M	H	N	5th Bedroom:	14x13	U	C	Y
Brkfst Rm:	19x11	M	H	N	BonusRoom:	20x19	U	H	Y
DenLibrary:	19x17	M	H	N	Rec/PlayRm:	30x18	B	O	N

Directions

116th Street east to Brooks School Rd. Right to Hamilton Proper entrance. Right on Club Point (The Woods) and follow all the way to end of road. Home on the left.

Property Description

This Mediterranean-inspired 2004 Dream Home is simply elegant situated on a private, lushly landscaped lot w/formal gardens, backyard terraces & pool w/dazzling fountains! The breathtaking interior is just as grand featuring a 2-story great rm w/flr to ceiling stone fplc, state-of-the-art kitchen, exquisite study, unbelievable mstr bath, up lvl kids retreat, dynamite w/o L/L, rec rm, wine area (36x19), Ex Rm(21x18) & more! You'll never want to leave!

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

Possible short sale. Showings are scheduled through the listing agent at 317-428-4414.

Description

Life Style: Detached **Arch Style:** TradAmer **Exterior:** Brick
Master BR: DbISinks, Fireplace, FTubSepShr, MainLevel, WalkInClos **Areas:** DenLibrary, ExerciseRm, HomeTheatr, Rec/PlayRm, WineCellar
Appl: Dishwasher, GrbgDispsl, Microwave, O/RGas, RefBltn, SepIceMach, WarmDrawer **Porch:** PatioOpen, PorchOpen
Equip: SecAlrmPd, SmokeAlarm, SmpPmpDual, SurrndSnd, WtrPurfSys, WtrSftnPd **Eating Area:** BrkfstBar, BrkfstRoom, FormalDR, PntryWkIn
Interior Amen: B/InBkShlv, CeilRaised, HrdwdFloor, WalkInClos, WdWkStnPnt
Lot Info: OnGolfCrse, TreeMature, TreesSmall **Exterior Amen:** OutFpl/Pit, PoolBlwGnd, SprnklrSys, WtrFtr/Fntr
Lot Size: 3.0 Acres **Acres:** 3-5 Acres **# of Acr:** 3.00 **Condo Description:**

Utilities

Heating: DualSystem, ElecAirFil, Humidifier **Fuel:** Gas **Primary Water Src:** MunWtrConn
Cooling: CentrElec **Water Htr:** Gas **Primary Sewage Disp:** MunSwrConn
Utility Option: GasConn

Financial/Association Information

Poss Fincg: Conventnl, ICON **Ownshp Int:** MandFee **Fee Pd:** Quarterly **Fee Amt:** \$561
Fee Includes: EntryComm, InsCommon, MaintAllGrd, RemvlSnow, SharedSec

Office Information

TUCK14 : F.C. Tucker Company **OP:** 317-843-7766 **OF:** 317-843-7767 **Fdbk Email:** bifwardshowings@yahoo.com
LAgnt: 4950 : Bif Ward **Pref:** 317-580-7871 **PF:** 317-843-7767 **Show:** 317-428-4414 **Fdbk:** 317-363-2353
Team Name: **Hm:** 317-578-4040 **Ofc Ext:** 0 **Cell:** 317-590-7871 **VM:** 317-328-6030
CoAgt/Asst: 17465 Casey Ward **Pref:** 317-580-7872 **Type:** Exclusive Right to Sell **Dir:** 317-580-7871 **Toll:**
Con1: Feedback Matt O'Connor 317-363-2353 **Poss:** Negotiable **Var:** N **Pager:** 317-928-4040
Con2: **Auction Lic#:** **LD:** 09/11/2009 **BAC:** %1.93
Disc: PossShortSale **Disc Other:** ONFIL **XD:** 02/28/2010 **Entry Date:** 09/11/2009
Insp/Warr: General **Direct Soliciting:** N **WD:** **Chg Date:** 01/29/2010