



Residential/Condo

BLC#: 2934531 **RES**
10803 Portside CT
Town: Indianapolis
Legal: Feather Cove
Tax ID: MAR4025525
Subdiv: Feather Cove
Builder/Project/Contractor:

Media: 12 <http://tours.tourfactory> **SP:** \$1,200,000
Status: Sold **Area:** 4904 **LP:** \$1,450,000
Lt: 39.9093 **Ln:** -85.9773 **Map:** North 86 East 116
Twp: Lawrence **Zip:** 46236 **School:** Lawrence Township
Section: **Lot:** 164 **County:** Marion
Multi-Tax ID: **Solid Waste:** Y **Semi-Tax:** \$8,576
Tax Exempt: HmTxEx **Tax Yr Due:** 2008
Const.Stage: **Yr Built:** 1989 **Est.Comp.Date:**

Loc:

Rooms: 16 **Bd:** 5

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:				Master:	24x19	M	C	Y	
Family Rm:	27x14	M	C	N	2nd:	19x15	U	C	Y
Great Rm:	28x15	M	C	Y	3rd:	18x14	U	C	Y
Dining:	15x14	M	H	Y	4th:	15x14	U	C	Y
Kitchen:	23x21	M	T	Y	Rec/PlayRm:	27x15	B	C	N
Brkfst Rm:					BonusRoom:	30x16	B	C	N
DenLibrary:	14x14	M	C	Y	5thBedroom:	18x17	B	C	Y

Floor#:
Unit Entry Level:
Levels: 2 Levels
Baths: 5
Parking:

	SqFt	FB	HB
Upper:	2,301	Upper Bth:	2 0
Main:	3,191	Main Bth:	1 1
Approx M/U Total:	5,492	Bsmt Bth:	1 0
Basement:	4,101	Total:	4 1
Approx M/U & WOBSM:	9,593		
% Finished Basement:	75+%		
Source: Assessor			DOM: 227

Bas: Y/9ft+Ceil, DayliteWin, Finished, WalkOut
Foundation: BsmtPrCnc
Frpcl: 4/Basement, FamilyRm, GreatRoom, MasterBdRm
Gar: Y/4CATC/GROPN

Directions

Fall Creek to 79th Street, East to Feather Cove entrance, left on Bowline, left on Skipjack, left on Portside to end of cul-de-sac.

Property Description

GORGEOUS WATERFRONT HOME TUCKED AWAY IN A LUSHLY LANDSCAPED 1+ACRE SETTING ON ONE OF THE BEST LOTS ON GEIST FEATURING 370' OF LAKE FRONTAGE W/PANORAMIC VIEWS, INFINITY POOL, MULTIPLE DECKS & BREATHTAKING SUNSET VIEWS! LIGHT, OPEN & AIRY W/SOARING 2-STORY ENTRY & GREAT RM, UPDATED KIT W/CUSTOM CHERRY CABS & GRANITE COUNTERS OPEN TO FAM RM & SITTING RM ADDITION, SUMPTUOUS NEW SPA-STYLE MSTR BATH, W/O LWR LVL W/BAR, WINE CELLAR, INDOOR POOL & 4-SEASON RM, 4-CAR GAR & PRIVATE DOCK ON COVE!

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

Taxes will be significantly lower. Sales Disclosure available online.

Description

Life Style: Detached **Arch Style:** TradAmer **Exterior:** Brick, Cedar
Master BR: DbISinks, Deck, FTubSepShr, GardenTub, WalkinClos **Areas:** BonusRoom, ExerciseRm, Foyer2Story, Rec/PlayRm, WineCellar
Appl: CookTopGas, Dishwasher, GrbgDispsl, OvenDouble, Refrigratr **Porch:** DeckMain, PorGlsEncl
Equip: SmokeAlarm, SumpPump, SurrndSnd, WetBar, WtrSftnPd **Eating Area:** BrkfstBar, CntrlIsland, EatInKitch, FormalDR
Interior Amen: B/InBkShlv, CeilCath, CeilRaised, Skylights, WalkInClos, WdWkStaind
Lot Info: Cul-De-Sac, DockOwned, Lakefront, TreeMature **Exterior Amen:** DrvPavers, PoolBlwGnd, SprnklrSys
Lot Size: .80 **Acres:** 1/2-1 Acre **# of Acr:** 0.80 **Condo Description:**

Utilities

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

Financial/Association Information

Poss Fincg: Conventnl, ICON **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** \$450
Fee Includes: InsCommon, MaintCommon, RemvlSnow

Office Information

TUCK14 : F.C. Tucker Company **OP:** 317-843-7766 **OF:** 317-843-7767 **Fdbk Email:** bifwardshowings@yahoo.com
LAgT: 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: **Poss:** Negotiable **Var:** N **Pager:** 317-928-4040
Con2: **Auction Lic#:** **LD:** 07/10/2009 **BAC:** %2.19
Disc: **Disc Other:** ONFIL **XD:** 02/28/2010 **Entry Date:** 07/10/2009
Insp/Warr: General **Direct Soliciting:** N **WD:** **Chg Date:** 03/02/2010

Pending/Sold Information

SA: 9999 Non-BLC Member **CC/Buyers Asst:** \$0 **DP:** 02/22/2010
SO: NMLS01 Non-BLC Office **Est DC:** 03/12/10
Sold Terms: Conventnl **SD:** 0 **DC:** 03/01/2010

Requested by: Kimberly Carpenter

Information Deemed Reliable But Not Guaranteed. (c) MIBOR 2003-2010

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