



Residential/Condo

BLC#: 21016214 **RES** **Status:** Active **Area:** 2912 **LP:** \$1,350,000
11690 Fall Creek Rd **Lt:** 39.9328 **Ln:** -85.9563 **Map:**
Town: INDIANAPOLIS **Twp:** Fall Creek **Zip:** 46256 **School:** Hamilton
Legal: GEIST POINT **Section:** **Lot:** 2 **County:** HAMILTON
Tax ID: HAM1315100001002000 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** \$5,480
Subdiv: GEIST POINT **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2009
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1987 **Est.Comp.Date:**

Loc:

Rooms: 11 **Bd:** 5

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W
Living:				Master:	19x25	U	C N
Family Rm: 17x13	M	C	N	2nd:	12x16	U	C N
Great Rm: 18x23	M	C	N	3rd:	13x12	U	C N
Dining: 17x13	M	H	N	4th:	10x12	U	C N
Kitchen: 25x15	M	V	N	HomeTheatr:	25x16	M	C N
Brkfst Rm:				LaundryRm:	7x6	U	V N
5thBedroom: 13x11	M	C	N	BonusRoom:	21x10	M	C N

Floor#:

Unit Entry Level:

Levels: 2 Levels

Baths: 5

Parking:

Bas:N

Foundation: Basement-Block

	SqFt	FB	HB
Upper:	1,748	Upper Bth:	3 0
Main:	3,049	Main Bth:	1 1
Approx M/U Total:	4,797	Bsmt Bth:	0 0
Basement:	0	Total:	4 1
Approx M/U & NOBSM:	4,797		
% Finished Basement:			
Source: Assessor			

Frpcl: 2/2SidedFP, FamilyRm, DiningRoom, GreatRoom
Gar: Y/3CATC

Directions

FALL CREEK ROAD BETWEEN CARROLL & BROOKS SCHOOL RD. FIRST DRIVEWAY ON NORTH SIDE OF FALL CREEK ROAD WEST OF GEIST RESERVOIR.

Property Description

WATER ON THREE SIDES AND A HOUSE BUILT TO MAXIMIZE THE VIEWS! THE FAMILY ROOM (WHY NOT USE IT FOR AN OFFICE?), GREAT ROOM, DINING ROOM, KITCHEN SUNROOM, AND MASTER BEDROOM SUNROOM ALL HAVE GREAT VIEWS OF THE WATER. LOTS OF GLASS. THE FLOOR PLAN AND DECKING FLOW WELL FOR ENTERTAINING. LOTS OF SPACE IN THE RIGHT PLACES MAKE THIS A TERIFIC HOUSE TO LIVE IN, TOO!

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

Description

Life Style: Detached **Arch Style:** TwoStory, Other **Exterior:** Brick, Wood
Master BR: GardenTub, FullShrStl, SplitBedRm, Suite, WalkinClos **Areas:** Foyer2Story, FoyerLarge, LndryRmUp, SunRoom, OthrBdMain
Appl: Refrigeratr, OvenDouble, CookTopEle, Dishwasher, GrbgDispsl **Porch:** DeckMain
Equip: WetBar **Eating Area:** CntrlIsland, EatlnKitch, FormalDR, PntryWkln
Lot Info: DockOwned, Lakefront, OnReservor, TreeMature **Interior Amen:** CeilCath, CeilVaultd, HrdwdFloor, Skylights, WalklnClos, WinWood
Lot Size: irr **Acres:** 1/2-1 Acre **# of Acr:** 0.90 **Exterior Amen:** BarnMini, DrvAsphalt
Condo Description:

Utilities

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

Financial/Association Information

Poss Fincg: **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** \$175
Fee Includes: MaintCommon

Office Information

MPRG01 : Mkt Pro Realty Group **OP:** 317-352-1717 **OF:** 317-322-0930 **Fdbk Email:** pauls@lightbound.com
LAgnt: 5468 : Paul Schierenberg **Pref:** 317-590-5130 **PF:** **Show:** 317-352-1717 **Fdbk:** 317-590-5130
Team Name: **Hm:** 317-590-5130 **Ofc Ext:** 0 **Cell:** 317-590-5130 **VM:**
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** **Toll:**
Con1: **Poss:** AtClosing **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 03/25/2010 **BAC:** %3.0
Disc: **Disc Other:** COVEN,NOREQ,OTHER,NDCOS,NDUPD **XD:** **Entry Date:** 03/26/2010
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 03/29/2010



Residential/Condo

BLC#: 21015967 **RES** **Status:** Active **Area:** 2912 **LP:** \$1,170,000
10959 Harbor Bay DR **Lt:** 39.9473 **Ln:** -85.9106 **Map:** North 109 East 139
Town: Fortville **Twp:** Fall Creek **Zip:** 46040 **School:** Hamilton
Legal: Canal Place **Section:** 2 **Lot:** 173 **County:** Hamilton
Tax ID: HAM1315010016057000 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** \$3,389
Subdiv: Canal Place **Tax Exempt:** None **Tax Yr Due:** 2009
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 2008 **Est.Comp.Date:**

Loc: **Rooms:** 13 **Bd:** 5

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	17x17	M	C	Y	Master:	19x16	M	C	Y
Family Rm:	20x15	B	T	N	2nd:	14x12	U	C	Y
Great Rm:					3rd:	14x12	U	C	Y
Dining:	15x12	M	H	N	4th:	12x10	U	C	Y
Kitchen:	12x12	M	H	N	Office:	12x12	M	C	Y
Brkfst Rm:	14x14	M	H	N	HomeTheatr:	28x15	B	C	N
5thBedroom:	12x10	B	C	N	BonusRoom:	14x14	B	T	N

Floor#:
Unit Entry Level:
Levels: 3 Levels
Baths: 5
Parking:

	SqFt	FB	HB
Upper:	1,151	Upper Bth:	2 0
Main:	2,476	Main Bth:	1 1
Approx M/U Total:		3,627	Bsmt Bth: 1 0
Basement:	2,476	Total:	4 1
Approx M/U & BSMNT:		6,103	
% Finished Basement:			
Source: Assessor			

Bas: Y/9ft+Ceil, Finished, WalkOut **Frplc:** 1/LivingRoom
Foundation: BsmtPrCnc **Gar:** Y/4CATC/FINGR,GROPN

Directions

Olio Rd between 116th and 96th St. to Waterway Blvd. East to Harbor Bay Dr. Left to home on left.

Property Description

To follow

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

Appointment required to show.

Description

Life Style: Detached **Arch Style:** TradAmer **Exterior:** Brick
Master BR: DbISinks, FTubSepShr, GardenTub, Patio, WalkInClos **Areas:** ExerciseRm, FormalLvRm, HomeTheatr, Office, Rec/PlayRm
Appl: CookTopEle, Dishwasher, GrbgDispsl, OvenBltln, Refrigratr **Porch:** PatioOpen, PorchCovrd
Equip: SmokeAlarm, WetBar **Eating Area:** BrkfstRoom, Dining-L, FormalDR
Interior Amen: CeilRaised, WalkInClos

Lot Info: DockAccess, Lakefront, OnReservor **Exterior Amen:** DrvConcret, PoolBlwGnd

Lot Size: 100.14 x 232.32 IRR **Acres:** 1/2-1 Acre **# of Acr:** 0.52 **Condo Description:**

Utilities

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

Financial/Association Information

Poss Fincg: Conventnl, ICON **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** \$450
Fee Includes: AssocHmOwn, EntryComm, MaintCommon, RemvISnow

Office Information

CEDR01 : CENTURY 21 Diversified Realty **OP:** 317-585-7748 **OF:** 317-845-7726 **Fdbk Email:** tony@mibor.net
LAgT: 411 : Anthony Rogers **Pref:** 317-585-7748 **PF:** **Show:** 317-955-5555 **Fdbk:** 317-290-5430
Team Name: **Hm:** 317-585-7748 **Ofc Ext:** 0 **Cell:** **VM:** 317-290-5430
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** **Toll:**
Con1: **Poss:** Negotiable **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 03/26/2010 **BAC:** %2.5
Disc: **Disc Other:** ONFIL **XD:** **Entry Date:** 03/26/2010
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 03/31/2010



Residential/Condo

BLC#: 21006463 **RES** **Status:** Active **Area:** 2912 **LP:** \$999,000
722 Tamenend Trce **Lt:** 39.9353 **Ln:** -85.9437 **Map:**
Town: FISHERS **Twp:** Fall Creek **Zip:** 46037 **School:** Hamilton
Legal: TAMENEND **Section:** **Lot:** 6 **County:** HAMILTON
Tax ID: HAM1315100002015000 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** \$4,807
Subdiv: TAMENEND **Tax Exempt:** HmTxEx **Tax Yr Due:** 2009
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1984 **Est.Comp.Date:**

Loc:

Rooms: 11 **Bd:** 4

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:				Master:	20x15	M	C	Y	
Family Rm:	21x18	M	C	N	2nd:	18x12	M	C	Y
Great Rm:	26x26	M	C	N	3rd:	18x12	M	C	Y
Dining:				4th:	16x15	B	C	Y	
Kitchen:	20x16	M	T	N	LaundryRm:	14x11	M	C	N
Brkfst Rm:				Rec/PlayRm:	32x21	B	C	Y	
Office:	15x9	M	C	N	Workshop:	11x11	B	C	N

Floor#:

Unit Entry Level:

Levels: 1 Level

Baths: 4

Parking:

Bas: Y/9ft+Ceil, Finished, WalkOut

Foundation: BsmtPrCnc

	SqFt	FB	HB
Upper:	0	Upper Bth:	0 0
Main:	3,630	Main Bth:	2 1
Approx M/U Total:	3,630	Bsmt Bth:	1 0
Basement:	2,100	Total:	3 1
Approx M/U & WOBSM:	5,730		
% Finished Basement:	75+%		
Source: Assessor			

Frpplc: 2/GreatRoom, GasStarter

Gar: Y/3CATC/FINGR,GROPN,GPKST,KEYI

Directions

East on 96th Street to Fall Creek Road. Turn left and follow Fall Creek Road about 1.4 miles to Brooks School Road. Tamenend sub-division is one block past Brooks School Road on the left.

Property Description

Charming contemporary home with fabulous view and 268 feet of lake frontage. Huge rooms w/soaring ceilings. Great screened porch (22x21) to enjoy summer evenings. Complete privacy. Three wood decks. Hot tub adjacent to master bedroom. Finished walk-out lower level w/large rec room & guest bedroom. Beach area, floating boat dock & electric lift. Too many other amenities to mention here.

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

Master bedroom, 6 steps up from main level. Adjacent lot 7 available to be purchased w/lot 6. If lots 6 & 7 are sold together, co-op commission to be 2.1%. See MLS 21006467. One year homeowners warranty included.

Description

Life Style: Detached **Arch Style:** Ranch **Exterior:** WoodStone
Master BR: DbISinks, FullShrStl, Suite, WalkinClos **Areas:** DbISinksMn, Jk&JilBath, LndryRmMn, Office, Rec/PlayRm
Appl: CookTopGas, Dishwasher, Dryer, GrbgDispsl, KitExhaust, Microwave, OvenDouble, RefBltn, SepFreezer, TrashComp **Porch:** DeckMain, PorchScrnd
Equip: GasGrill, HotTub, SecAlrmMon, SecAlrmPd, SmokeAlarm, WetBar, WtrPurfSys, WtrSftnPd **Eating Area:** CntrIsland, DinComb/GR
Lot Info: DockOwned, Lakefront, OnReservor, Wooded **Interior Amen:** AtcPIDnStr, B/InBkShlv, CeilVaultd, Skylights, WalkInClos
Lot Size: 0 **Acres:** 1-3 Acres **# of Acr:** 1.16 **Exterior Amen:** DrvAsphalt, SprnklrSys
Condo Description:

Utilities

Heating: DualSystem, HeatPump, Humidifier **Fuel:** Electric, Gas **Primary Water Src:** PrivWell
Cooling: CeilPadFan, HeatPump **Water Htr:** Gas **Primary Sewage Disp:** MunSwrConn
Utility Option: CableConn, GasConn, HighSpdAvl, MunWtrAvl

Financial/Association Information

Poss Fincg: Conventnl, ICON **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** \$549
Fee Includes: AssocHmOwn, InsCommon, MaintCommon, RemvlSnow, RemvlTrash, SharedSecr

Office Information

TUCK07 : F.C. Tucker Company **OP:** 317-846-7751 **OF:** 317-848-3798 **Fdbk Email:** phillips@talktotucker.com
LAgnt: 2506 : Andy Phillips **Pref:** 317-846-7751 **PF:** 317-251-5532 **Show:** 317-955-5555 **Fdbk:** 317-216-5954
Team Name: **Hm:** 317-251-0658 **Ofc Ext:** 0 **Cell:** **VM:** 317-216-5954
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** **Toll:**
Con1: **Poss:** Negotiable **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 02/03/2010 **BAC:** %2.50
Disc: **Disc Other:** COVEN,DEFNN,ONFIL **XD:** **Entry Date:** 02/04/2010
Insp/Warr: Warranty Homebuyers **Direct Soliciting:** N **WD:** **Chg Date:** 02/05/2010



Residential/Condo

BLC#: 21013238 **RES** **Status:** Active **Area:** 2912 **LP:** \$949,000
12982 Shoreline BL **Lt:** 39.9324 **Ln:** -85.9316 **Map:** North 100 East 129
Town: MCCORDSVILLE **Twp:** Fall Creek **Zip:** 46055 **School:** Hamilton
Legal: SPRINGS OF CAMBRIDGE **Section:** 5 **Lot:** 213 **County:** HAMILTON
Tax ID: HAM1315110005032000 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** \$4,464
Subdiv: SPRINGS OF CAMBRIDGE **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2009
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1996 **Est.Comp.Date:**

Loc:

Rooms: 14 **Bd:** 4

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W	
Living:				Master:	17x16	M	C	Y
Family Rm:	22x17	B	C	2nd:	16x12	U	C	Y
Great Rm:	20x16	M	C	3rd:	16x12	U	C	Y
Dining:	16x12	M	C	4th:	16x13	B	C	Y
Kitchen:	12x10	M	H	BonusRoom:	26x12	U	C	Y
Brkfst Rm:	10x07	M	H	Rec/PlayRm:	16x15	B	C	N
DenLibrary:	14x12	M	C	HearthRoom:	21x18	M	C	Y

Floor#:

Unit Entry Level:

Levels: 2 Levels

Baths: 5

Parking:

Bas: Y/9ft+Ceil, DayliteWin, Finished, WalkOut

Foundation: BsmtPrCnc

	SqFt	FB	HB
Upper:	1,550	Upper Bth:	2 0
Main:	2,300	Main Bth:	1 1
Approx M/U Total:	3,850	Bsmt Bth:	1 0
Basement:	2,300	Total:	4 1
Approx M/U & WOBSM:	6,150		
% Finished Basement:	75+%		
Source: Floorplans			

Frplc: 2/Basement, GasLog, Hearth Room

Gar: Y/3CATC/FINGR,GROPN,KEYLS,LDFC

Directions

96th Street to entrance of Cambridge. North on Springstone to Shoreline Blvd. West to Property.

Property Description

Fantastic opportunity on Geist! This open floorplan features: main flr mstr suite, gourmet kit overlooking a huge hearth rm,brkfst nook,granite tops,center island, den/library, large laundry rm, dual dryer hook ups, folding area & storage. Up has 2 beds w/full baths, loft area & finished bonus rm. Walk-out daylight bsmnt w/wet bar, billiards area, rec/play/TV area, 4th bed & full bath. Screened porch, hot tub, 20x45 pool, auto cover, boat dock w/lift. Terrific location on deep water. Must See!

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

For more photos of this listing, please visit www.IndysBestHomes.com.

Description

Life Style: Detached **Arch Style:** TradAmer
Master BR: DbISinks, FullShrStl, Suite, WalkInClos, WhirlpITub
Appl: CookTopEle, Dishwasher, GrbgDispsl, KitExhaust, Microwave, OvenBltn, TrashComp, RefrigBar
Equip: HotTub, Intercom, SmokeAlarm, SumpPump, WetBar

Exterior: DrivitType
Areas: BonusRoom, DenLibrary, FoyerLarge, HearthRoom, LndryRmMn
Porch: DeckMain, PatioScrnd
Eating Area: BrkfstRoom, BrkfstBar, CntrlIsland, Pantry
Interior Amen: B/lnBkShlv, HrdwdFloor, WalkInClos, WdWkPaintnd

Lot Info: OnReservor, Lakefront, TreeMature
Lot Size: .48 **Acres:** 1/4-1/2 Acre # of Acr: 0.48

Exterior Amen: DrvConcret, PoolBlwGnd, SprnklrSys
Condo Description:

Utilities

Heating: ForcedAir
Cooling: CeilPadFan, CentrElec
Utility Option: CableAvail, GasConn, HighSpdAvl

Fuel: Gas **Water Htr:** Gas
Primary Water Src: MunWtrConn
Primary Sewage Disp: MunSwrConn

Financial/Association Information

Poss Fincg: Conventnl, FHA **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** \$700
Fee Includes: AssocHmOwn, EntryComm, InsCommon, MaintCommon, PrkPlygrnd, ProfMgmt, RemvlSnow, RemvlTrash, SharedSec

Office Information

KWIN08 : Keller Williams Realty Indy NE **OP:** 317-585-3575 **OF:** 317-585-3570 **Fdbk Email:** jeff@indysbesthomes.com
LAgnt: 9309 : Jeff Kucic **Pref:** 317-585-3575 **PF:** 317-585-3570 **Show:** 866-275-6289 **Fdbk:** 317-585-3576
Team Name: **Hm:** **Ofc Ext:** **Cell:** 317-710-5500 **VM:** 317-585-3575
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** 317-585-3575 **Toll:**
Con1: **Poss:** Negotiable **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 03/12/2010 **BAC:** %2.4
Disc: **Disc Other:** ONFIL **XD:** **Entry Date:** 03/12/2010
Insp/Warr: General **Direct Soliciting:** N **WD:** **Chg Date:** 03/12/2010



Residential/Condo

Media: 12 <http://www.paulbatesho>

BLC#: 21010365 **RES** **Status:** Active **Area:** 2912 **LP:** \$849,500
#12023 Sail Place Dr **Lt:** 39.9343 **Ln:** -85.9477 **Map:**
Town: #INDIANAPOLIS **Twp:** Fall Creek **Zip:** #46256 **School:** Hamilton
Legal: #SAIL PLACE + 1/20th in **Section:** 10 **Lot:** 16 **County:** Hamilton
Tax ID: HAM1315100014016000 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** #3,146
Subdiv: #SAIL PLACE + 1/20th in **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** #2009
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 2000 **Est.Comp.Date:**

Loc: **Rooms:** 11 **Bd:** 3

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:				Master:	18x15	M	C	Y	
Family Rm:	23x17	B	C	N	2nd:	16x16	B	C	N
Great Rm:	15x15	M	C	Y	3rd:	15x15	B	C	N
Dining:	13x12	M	C	Y	4th:				
Kitchen:	17x12	M	T	Y	HearthRoom:	17x14	M	T	Y
Brkfst Rm:					ExerciseRm:	11x10	B	C	N
DenLibrary:	12x11	M	C	Y	BonusRoom:	21x14	B	C	N

Floor#:
Unit Entry Level:
Levels: 1 Level
Baths: 5
Parking:

SqFt	FB	HB
Upper: 0	Upper Bth: 0	0
Main: #2,400	Main Bth: 2	0
Approx M/U Total: 2,400	Bsmt Bth: 2	1
Basement: #2,400	Total: 4	1
Approx M/U & WOBSM: 4,800		
% Finished Basement: 75+%		
Source: Assessor		

Bas: Y/9ft+Ceil, Finished, WalkOut **Frplc:** 3/Basement, GreatRoom, Hearth Room
Foundation: BsmtPrCnc **Gar:** Y/3CATC/FINGR,GROPN,KEYLS,LDCF

Directions

East on Fall Creek from 96th Street. At stoplight/intersection of Fall Creek & Brooks School Rd turn right into Sail Place. Immediate L on Sail Place to home at bottom of CDS.

Property Description

Enjoy maintenance free living w/this exceptional Geist H2Ofront ranch. CDS lot offers best lot in Sail Place w/privacy & H2O views from almost every room. Entertain family/friends in W/O LL complete w/Wet-bar/Fireplace/FR. Kitch boast new SS & Granite/Centrisle, Hearth RM w/Fireplace & H2O view. After day of boating, enjoy outdoor living on choice of Screened Porch or W/O LL Patio. Deluxe Mstr Retreat is split for privacy. Home Office offers Built-ins & Bath, can be a Guest Suite.

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

For a detailed on-line photo tour, please click here: <http://www.paulbateshomes.com/12023SailPlace/>. Please contact list agent directly to schedule all showings. List agent must be present for all showings. Pre qualified buyers only.

Description

Life Style: Detached **Arch Style:** Contemp, Ranch **Exterior:** Brick, DrivitType
Master BR: MainLevel, Porch, SplitBedRm, Suite, WalkInClos **Areas:** DenLibrary, ExerciseRm, FoyerLarge, HearthRoom, LndryRmMn
Appl: CookTopEle, Dishwasher, GrbgDispsl, Microwave, OvenBltn, RefrigBar, Refrigratr **Porch:** PatioCovrd, PorchScrnd
Equip: GasGrill, SecAlrmPd, SmokeAlarm, SmpPmpDual, WetBar, WtrSftnPd **Eating Area:** BrkfstBar, CntrlIsland, FormalIDR, PntryWkln
Interior Amen: AtticAcces, B/lnBkShlv, CeilRaised, CeilTray, WalkInClos, WetBar
Lot Info: Cul-De-Sac, DockOwned, Lakefront, OnReservor **Exterior Amen:** DrvConcret, SprnklrSys
Lot Size: 0x0 **Acres:** 1/4-1/2 Acre # of Acr: #0.43 **Condo Description:**

Utilities

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

Financial/Association Information

Poss Fincg: Conventnl, ICON, LeaseW/Opt, VA **Ownshp Int:** MandFee **Fee Pd:** Monthly **Fee Amt:** \$220
Fee Includes: AssocHmOwn, InsCommon, Lawncare, MaintAllGrd, ProfMgmt, Remvlsnow, SharedSecr

Office Information

KWIN05 : Keller Williams Indy Metro NE **OP:** 317-863-4300 **OF:** 317-594-9273 **Fdbk Email:** paul@paulbateshomes.com
LAgT: 10199 : Paul Bates **Pref:** 317-409-1901 **PF:** 317-863-1488 **Show:** 317-863-4333 **Fdbk:** 317-409-1901
Team Name: **Hm:** 317-409-1901 **Ofc Ext:** 0 **Cell:** 317-409-1901 **VM:** 317-409-1901
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** **Toll:**
Con1: **Poss:** AtClosing **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 03/01/2010 **BAC:** %2.6
Disc: **Disc Other:** ONFIL **XD:** **Entry Date:** 03/01/2010
Insp/Warr: General **Direct Soliciting:** N **WD:** **Chg Date:** 03/15/2010



Residential/Condo

BLC#: 21013668 **RES** **Status:** Active **Area:** 2912 **LP:** \$799,900
12916 Water Ridge DR **Lt:** 39.9332 **Ln:** -85.9342 **Map:** North 100 East 129
Town: MCCORDSVILLE **Twp:** Fall Creek **Zip:** 46055 **School:** Hamilton
Legal: SPRINGS OF CAMBRIDGE **Section:** 5 **Lot:** 205 **County:** HAMILTON
Tax ID: HAM1315110005024000 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** \$3,226
Subdiv: SPRINGS OF CAMBRIDGE **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2009
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1999 **Est.Comp.Date:**

Loc:

Rooms: 12 **Bd:** 4

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W
Living:				Master:	16x15	M	C
Family Rm:	25x25	B	T	2nd:	22x12	U	C
Great Rm:	34x20	M	C	3rd:	16x11	U	C
Dining:	13x12	M	H	4th:	13x12	U	C
Kitchen:	23x15	M	T	ExerciseRm:	14x12	B	C
Brkfst Rm:	19x11	M	T	HomeTheatr:	25x18	B	C
DenLibrary:	13x10	M	H				

Floor#:

Unit Entry Level:

Levels: 2 Levels

Baths: 4

Parking:

Bas: Y/9ft+Ceil, DayliteWin, Finished

Foundation: BsmtPrCnc

	SqFt	FB	HB
Upper:	843	Upper Bth:	1 0
Main:	2,054	Main Bth:	1 1
Approx M/U Total:	2,897	Bsmt Bth:	1 0
Basement:	2,044	Total:	3 1
Approx M/U & BSMNT:	4,941		
% Finished Basement:	75+%		
Source: Assessor			

Frplc: 1/2SidedFP, Hearth Room,

GasLog, WoodBurn

Gar: Y/3CATC

Directions

96th street/Fall Creek east of Geist to entrance of Cambridge. North on Springstone Road to Water Ridge. Left to home.

Property Description

Terrific waterfront home!Features include:main flr mstr suite,2 story great rm w/gas fp&built-ins,updated kitchen w/granite,tile floors,bkfst nook,SS appliances,pantry & more. Den/library&dining room both have hardwood floors. Upstairs: 3 beds plus unfinished bonus rm great for storage or finish later. Large finished daylight lower level w/bar area, exercise rm/guest rm, full bath plus rec/theatre area, storage rm w/stairway to backyard. Great for storage!! Screened porch,deck,firepit,dock&lift.

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

Refrigerator, microwave, washer and dryer are excluded. For more photos of this listing, please visit www.IndysBestHomes.com.

Description

Life Style: Detached **Arch Style:** TradAmer
Master BR: DbISinks, FullShrStl, MainLevel, WalkinClos, WhirlpTub
Appl: CookTopGas, Dishwasher, GrbgDispsl, KitExhaust, O/RElec, OvenDouble, WineCIUnit
Equip: SecAlrmMon, SmpPmp w/Bac, TheaterEq, WetBar, WtrSftnPd

Exterior: Brick, Stone
Areas: DenLibrary, ExerciseRm, FamilyRoom, Foyer2Story, HomeTheatr
Porch: PatioScrnd
Eating Area: BrkfstRoom, CntrlIsland, FormalDR, Pantry
Interior Amen: CeilCath, WalkInClos, WdWkPaintd, WinTherml

Lot Info: Cul-De-Sac, DockOwned, OnReservor, Sidewalks
Lot Size: .50 **Acres:** 1/2-1 Acre **# of Acr:** 0.50

Exterior Amen: DrvConcret, SprnklrSys
Condo Description:

Utilities

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

Financial/Association Information

Poss Fincg: Conventnl, ICON **Ownshp Int:** PUD **Fee Pd:** Annually **Fee Amt:** \$700
Fee Includes: EntryComm, MaintCommon, PrkPlygrnd, ProfMgmt, RemvlSnow, SharedSec

Office Information

KWIN08 : Keller Williams Realty Indy NE **OP:** 317-585-3575 **OF:** 317-585-3570 **Fdbk Email:** jeff@indysbesthomes.com
LAgT: 9309 : Jeff Kucic **Pref:** 317-585-3575 **PF:** 317-585-3570 **Show:** 866-275-6289 **Fdbk:** 317-585-3576
Team Name: **Hm:** **Ofc Ext:** **Cell:** 317-710-5500 **VM:** 317-585-3575
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** 317-585-3575 **Toll:**
Con1: **Poss:** Negotiable **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 03/12/2010 **BAC:** %3
Disc: **Disc Other:** ONFIL,EXCCO **XD:** **Entry Date:** 03/15/2010
Insp/Warr: General **Direct Soliciting:** N **WD:** **Chg Date:** 03/16/2010



Residential/Condo

BLC#: 21012017 **RES** **Status:** Active **Area:** 2912 **LP:** \$599,000
11108 Manteo CT **Lt:** 39.9508 **Ln:** -85.8999 **Map:** North 126 East 111
Town: Fortville **Twp:** Fall Creek **Zip:** 46040 **School:** Hamilton
Legal: Intracoastal at Geist **Section:** **Lot:** 90 **County:** Hamilton
Tax ID: HAM1313010019005000 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** \$4,968
Subdiv: Intracoastal at Geist **Tax Exempt:** None **Tax Yr Due:** 2009
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 2006 **Est.Comp.Date:**

Media: 12 <http://tours.tourfactory>

Loc:

Rooms: 13 **Bd:** 6

Approx. Room Sizes/Descriptions

		L F W			L F W		
Living:					Master:	20x14	U C Y
Family Rm:					2nd:	14x11	M C Y
Great Rm:	22x16	M	C	N	3rd:	18x11	U C Y
Dining:	17x11	M	C	N	4th:	11x11	U C Y
Kitchen:	16x14	M	T	N	5th Bedroom:	14x11	M C Y
Brkfst Rm:	16x12	M	T	Y	6th Bedroom:	18x15	B C N
Den/Library:	14x11	M	C	Y	HomeTheatr:	23x14	B C N

Floor#:

Unit Entry Level:

Levels: 2 Levels

Baths: 4

Parking:

Bas: Y/9ft+Ceil, Finished, WalkOut

Foundation: BsmtPrCnc

SqFt		FB	HB
Upper:	1,689	Upper Bth:	2 0
Main:	2,034	Main Bth:	1 0
Approx M/U Total:	3,723	Bsmt Bth:	1 0
Basement:	2,034	Total:	4 0
Approx M/U & WOBSM:	5,757		
% Finished Basement:	75+%		
Source: Assessor			

Frplc: 1/GreatRoom

Gar: Y/3CATC/FINGR,GROPN,SIDEL

Directions

116th St east to Olio Rd. South on Olio to 113th St. East on 113th to entrance of Intracoastal at Geist. Turn right on Newbury Port Dr. Turn roght on Lexi Ln. Turn left on Lattitude. Turn left on Manteo Ct.

Property Description

Fantastic waterfront home on Geist w/deeded boat dock. 2-story entry, 6BRs+den. Main flr BR for the in-laws. Great rm w/16' clngs, frplc & panoramic wall of windows overlooking Geist. Kitchen w/large breakfast bar, beautiful cherry cabinets w/black granite tops & double convection oven. Fabulous LL w/theater, kitchenette w/wet bar, family rm & pool table area, 6th BR or exercise rm & full BA. Multiple decks off the eating area & LL for fabulous sunset views of Geist. Located in Fishers.

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

Description

Life Style: Detached **Arch Style:** TradAmer **Exterior:** Brick, CompSidWd
Master BR: DbISinks, FTubSepShr, GardenTub, Suite, WalkinClos **Areas:** DenLibrary, Foyer2Story, GreatRoom, HomeTheatr, OthrBdMain
Appl: CookTopEle, Dishwasher, GrbgDispsl, Microwave, OvenCnvctn, OvenDouble, Refrigratr **Porch:** DeckMul, PatioCovrd
Equip: MultPhnLin, NetworkRdy, SecAlrmPd, SmokeAlarm, SumpPump, WetBar **Eating Area:** BrkfstBar, EatInKitch, FormalDR, PntryWkln
Interior Amen: AtticAcces, CeilRaised, CeilTray, WalkInClos, WdWkPaintd, WinVinyl
Lot Info: Cul-De-Sac, DockOwned, Lakefront, OnReservor **Exterior Amen:** DrvConcret, Pool-House, PoolCommu
Lot Size: 0.37 AC **Acres:** 1/4-1/2 Acre # of Acr: 0.37 **Condo Description:**

Utilities

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

Financial/Association Information

Poss Fincg: Conventnl **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** \$500
Fee Includes: Pool, PrkPlygrnd, RemvlSnow

Office Information

CERG01 : CENTURY 21 Realty Group **OP:** 317-595-2100 **OF:** 317-595-6200 **Fdbk Email:** dick@dickrichwine.com
LAgnt: 2678 : Dick Richwine **Pref:** 317-558-6800 **PF:** **Show:** 317-955-5555 **Fdbk:** 317-558-6800
Team Name: The Richwine Group **Hm:** 317-558-6800 **Ofc Ext:** 0 **Cell:** **VM:** 317-558-6800
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** 317-558-6800 **Toll:** **Pager:** **BAC:** %2.8
Con1: **Poss:** Negotiable **Var:** N **LD:** 03/05/2010 **Entry Date:** 03/08/2010
Con2: **Auction Lic#:** **XD:** **Chg Date:** 03/08/2010
Disc: **Disc Other:** ONFIL
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:**

No Photo Available

Residential/Condo

Media: 0

BLC#: 21017063 **RES**
15030 Newburyport DR
Town: Fishers
Legal: Intracoastal

Status: Active
Lt: 39.9634
Twp: Fall Creek
Section:

Area: 2912
Ln: -85.9494
Zip: 46037
Lot: 003

LP: \$366,850
Map:
School: Hamilton
Southeastern
County: Hamilton
Semi-Tax: \$1,350
Tax Yr Due: 2009
Est.Comp.Date: 05/10

Tax ID: HAM15030Newburyport
Subdiv: Intracoastal
Builder/Project/Contractor: Centex Homes
Loc:

Multi-Tax ID:
Tax Exempt: None
Const.Stage: UnderRc
Yr Built: 2010

SqFt		FB	HB
Upper:	375	Upper Bth:	0 0
Main:	1,946	Main Bth:	2 1
Approx M/U Total:	2,321	Bsmt Bth:	0 0
Basement:	0	Total:	2 1
Approx M/U & NOBSM:	2,321		
% Finished Basement:			
Source:	Builder		

Approx. Room Sizes/Descriptions

		L F W			L F W		
Living:					Master:	13x17	M C N
Family Rm:					2nd:	10x12	M C N
Great Rm:	14x21	M	C	N	3rd:	10x11	M C N
Dining:	15x12	M	C	N	4th:		
Kitchen:	13x11	M	T	N			
Brkfst Rm:	11x10	M	T	N			
BonusRoom:	13x13	U	C	N			

Rooms: 9 **Bd:** 4
Floor#:
Unit Entry Level:
Levels: 2 Levels
Baths: 3
Parking: 2

Bas: N
Foundation: Slab

Frpcl: 1/GasLog
Gar: Y/2CATC/FINGR,KEYLS,LDCRT

Directions

Olio Rd to East on 113th St. Community is approx. 1 mile on Right

Property Description

Home includes a Deeded Boat Dock

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

\$252/yr for Boat Dock

Description

Life Style: Detached **Arch Style:** Ranch
Master BR: DbISinks, FTubSepShr, GardenTub, MainLevel, WalkinClos
Appl: CookTopEle, GrbgDispsl, MicroHood, OvenCnvctn, OvenDouble
Equip: SmokeAlarm

Exterior: Brick, CompSidCmt
Areas: BonusRoom, DenLibrary, GreatRoom, LaundryRm, OthrBdMain
Porch: PorchCovrd
Eating Area: BrkfstRoom, FormalDR, Pantry
Interior Amen: CeilRaised, CeilTray, CeilVaultd, HrdwdFloor, WalkInClos, WinVinyl

Lot Info: OnReservor, RuralInSub, TreeMature, WaterAcces
Lot Size: 110x57x110x87 **Acres:** <1/4 Acre **# of Acr:** 0.18

Exterior Amen: DrvConcret
Condo Description:

Utilities

Heating: ForcedAir
Cooling: CentrElec
Utility Option: CableAvail, GasConn, HighSpdAvl

Fuel: Gas
Water Htr: Gas
Primary Water Src: MunWtrConn
Primary Sewage Disp: MunSwrConn

Financial/Association Information

Poss Fincg: Conventnl, FHA, VA
Ownshp Int: MandFee
Fee Pd: Quarterly **Fee Amt:** \$173
Fee Includes: AssocHmOwn, Clubhouse, EntryComm, Exercise, MaintCommon, NatureArea, Pool, ProfMgmt, RemvlSnow

Office Information

DEAN01 : Pulte Homes Realty
LAgt: 17707 : Charles Larman
Team Name:
CoAgt/Asst:
Con1: Model Sales 317-485-6030
Con2:
Disc:
Insp/Warr: WarrBuild

OP: 317-575-2350 **OF:** 317-575-2355
Pref: 317-485-6030 **PF:**
Hm: - - **Ofc Ext:** 0
Pref: **Type:** Exclusive Right to Sell
Poss: AtClosing
Auction Lic#:
Direct Soliciting: N

Fdbk Email: clarman@larman.com
Show: 317-485-6030 **Fdbk:** 317-485-6030
Cell: **VM:**
Dir: **Toll:**
Var: N **Pager:**
LD: 03/31/2010 **BAC:** %3
XD: **Entry Date:** 03/31/2010
WD: **Chg Date:** 03/31/2010



Residential/Condo

BLC#: 21014637 **RES** **Media:** 10 <http://tours.tourfactory>
Status: Active **Area:** 4904 **LP:** \$2,500,000
9080 Bay Breeze CT **Lt:** 39.9206 **Ln:** -85.9635 **Map:** North 90 East 114
Town: Indianapolis **Twp:** Lawrence **Zip:** 46236 **School:** Lawrence Township
Legal: Admirals Sound **Section:** 7 **Lot:** 235&236 **County:** Marion
Tax ID: MAR4030549 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** \$18,365
Subdiv: Admirals Sound **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2009
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 2001 **Est.Comp.Date:**

Loc:

Rooms: 16 **Bd:** 6

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	30x16	M	H	Y	Master:	26x20	U	H	Y
Family Rm:	28x26	B	T	N	2nd:	17x13	U	C	Y
Great Rm:	24x20	M	H	Y	3rd:	19x14	U	C	Y
Dining:	16x14	M	H	Y	4th:	20x12	U	C	Y
Kitchen:	21x16	M	T	Y	5thBedroom:	15x14	M	C	Y
Brkfst Rm:	16x13	M	T	Y	BonusRoom:	15x14	M	C	Y
BonusRoom:	22x14	M	C	Y					

Floor#:

Unit Entry Level:

Levels: 2 Levels

Baths: 11

Parking:

Bas: Y/Finished, WalkOut

Foundation: BsmtPrCnc

	SqFt	FB	HB
Upper:	3,525	Upper Bth:	4 0
Main:	3,886	Main Bth:	2 2
Approx M/U Total:	7,411	Bsmt Bth:	2 1
Basement:	3,024	Total:	8 3
Approx M/U & WOBSM:	10,435		
% Finished Basement:	75+%		
Source: Assessor			

Frplc: 4/Den/Library, FamilyRm, GreatRoom, MasterBdRm
Gar: Y/4CATC/GROPN,SIDEL

Directions

Oaklandon north of 86th into Admirals. Left on Old Stone then go to 3rd right. Follow Bay Breeze Lane to stop sign to Bay Breeze Court. Home off cul-de-sac on private drive.

Property Description

Stunning Geist waterfront masterpiece on a double lot! Panoramic views of the lake from all levels & the 50x20 Gunnite pool. 8BR suites, 8 full & 3 half baths, 4 fireplaces, incredible Brazillian hardwood floors accent opulent quality throughout the home. Gourmet kitchen w/center isle is perfect for entertaining family or any large gathering. Large study/off w/private bath, spacious workout area, billiards, home theater. Apartment w/separate entry, 5 car garage.

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

Description

Life Style: Detached **Arch Style:** TradAmer
Master BR: Fireplace, Porch, SplitBedRm, Suite, WalkinClos
Appl: CookTopGas, Dishwasher, Dryer, Microwave, OvenDouble, RefBltn, SeplceMach, WineCUUnit
Equip: HotTub, MultPhnLin, NetworkRdy, SecAlrmMon, TheaterEq, WetBar, WtrSftnPd
Lot Info: Cul-De-Sac, DockOwned, Lakefront, OnReservor
Lot Size: 200x200 **Acres:** 1/2-1 Acre **# of Acr:** 0.80

Exterior: DrivitType, StuccoStyl
Areas: BonusRoom, DenLibrary, HomeTheatr, In-lawQtrs, LndryRmMn
Porch: DeckMain, PorchCovrd
Eating Area: BrkfstRoom, CntrlIsland, FormalDR, PntryWkln
Interior Amen: CeilRaised, CeilVaultd, HrdwdFloor, WalkinClos, WdWkStnPt
Exterior Amen: DrvPavers, OutBld/Utl, OutFpl/Pit, PoolBlwGnd
Condo Description:

Utilities

Heating: DualSystem, ForcedAir **Fuel:** Gas **Primary Water Src:** MunWtrConn
Cooling: CeilPadFan, 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: MaintCommon, RemvlSnow

Office Information

CERG01 : CENTURY 21 Realty Group **OP:** 317-595-2100 **OF:** 317-595-6200 **Fdbk Email:**
LAgt: 2678 : Dick Richwine **Pref:** 317-590-8200 **PF:** **Show:** 317-955-5555 **Fdbk:** 317-558-6806
Team Name: The Richwine Group **Hm:** 317-558-6800 **Ofc Ext:** 0 **Cell:** **VM:** 317-558-6800
CoAgt/Asst: 1102 Greg Cooper **Pref:** 317-558-6806 **Type:** Exclusive Right to Sell **Dir:** 317-558-6800 **Toll:**
Con1: **Poss:** Negotiable **Var:** N **Pager:**
Con2: Joel Woelfle 317-590-8200 **Auction Lic#:** **LD:** 03/19/2010 **BAC:** %1.8
Disc: **Disc Other:** DEFNN **XD:** **Entry Date:** 03/19/2010
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 03/22/2010



Residential/Condo

BLC#: 21009531 **RES** **Status:** Active **Area:** 4904 **LP:** \$1,795,000
9115 Admirals Bay DR **Lt:** 39.9201 **Ln:** -85.9458 **Map:** North 91 East 123
Town: Indianapolis **Twp:** Lawrence **Zip:** 46236 **School:** Lawrence Township
Legal: Admirals Bay **Section:** 3 **Lot:** 129 **County:** Marion
Tax ID: MAR4033127 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** \$5,795
Subdiv: **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2009
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1998 **Est.Comp.Date:**

Loc:

Rooms: 14 **Bd:** 4

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W
Living:				Master:	18x15	M	C
Family Rm:	31x30	B	C	2nd:	19x14	U	C
Great Rm:	24x15	M	T	3rd:	15x14	U	C
Dining:	17x13	M	H	4th:	14x12	B	C
Kitchen:	20x16	M	H	DenLibrary:	22x16	M	H
Brkfst Rm:				ExerciseRm:	15x13	B	C
HearthRoom:	20x16	M	H	BonusRoom:	18x16	U	C

Floor#:

Unit Entry Level:

Levels: 2 Levels

Baths: 6

Parking:

Bas: Y/9ft+Ceil, WalkOut

Foundation: BsmtPrCnc

	SqFt	FB	HB
Upper:	1,409	Upper Bth:	2 0
Main:	3,388	Main Bth:	1 1
Approx M/U Total:	4,797	Bsmt Bth:	2 0
Basement:	3,388	Total:	5 1
Approx M/U & WOBSM:	8,185		
% Finished Basement:	50-75%		
Source: Assessor			

Frplc: 5/DiningRoom, GreatRoom, Hearth Room, MasterBdRm
Gar: Y/4CATC/GROPN, MULTI,KEYLS,LDCRT,SRVDR,STORG

Directions

Oaklandon Road north of 86th Street to 4-way stop, right on Old Stone Drive to 3rd street on left. Left on Admirals Bay Drive to 9115.

Property Description

Geist lakefront home. First time ever on market. Extremely well maintained and updated. 2-story great room, rich hardwoods, spectacular lake views, dream kitchen w/12' ceilings, beautiful cabinetry, huge island. Main lvl Master Suite, 16' ceilings, lead glass doors, unbelievable bath & closet. 44' veranda w/access from all rms. BR suite w/hidden 16x18 bonus rm. 18x36 gunite pool & hot tub. Boat dock w/lift. Beautiful landscaping on this special property.

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

Description

Life Style: Detached **Arch Style:** TradAmer **Exterior:** StuccoStyl
Master BR: MainLevel, Porch, SplitBedRm, Suite, WalkInClos **Areas:** FoyerLarge, HomeTheatr, LndryRmMn, Office, UtilityRm
Appl: CookTopEle, Dishwasher, Dryer, GrbgDispsl, JennType, Microwave, OvenDouble, RefBltn, TrashComp, Washer **Porch:** PatioCovrd, PorchCovrd
Equip: CentralVac, HotTub, Sauna, SecAlrmPd, SmokeAlarm, TheaterEq, WetBar **Eating Area:** BrkfstBar, CntrlIsland, FormalIDR, PntryWkln
Lot Info: DockOwned, Lakefront, OnReservor, TreeMature **Interior Amen:** B/lnBkShlv, CeilRaised, CeilTray, HrdwdFloor, WalkInClos, WdWkStnPnt
Lot Size: 133x220x84x179 **Acres:** 1/2-1 Acre **# of Acr:** 0.50 **Exterior Amen:** DrvConcret, PoolBlwGnd, SprnklrSys
Condo Description:

Utilities

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

Financial/Association Information

Poss Fincg: Conventnl **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** \$425
Fee Includes: AssocHmOwn, InsCommon, MaintCommon, ProfMgmt, RemvlSnow, SharedSec

Office Information

CERG01 : CENTURY 21 Realty Group **OP:** 317-595-2100 **OF:** 317-595-6200 **Fdbk Email:** jwoelfle@c21rg.net
LAgT: 2678 : Dick Richwine **Pref:** 317-590-8200 **PF:** **Show:** 317-955-5555 **Fdbk:** 317-558-7758
Team Name: The Richwine Group **Hm:** 317-558-6800 **Ofc Ext:** 0 **Cell:** **VM:** 317-558-6800
CoAgt/Asst: 5068 Joel Woelfle **Pref:** 317-590-8200 **Type:** Exclusive Right to Sell **Dir:** 317-558-6800 **Toll:** **Pager:** **BAC:** %2.0
Con1: **Poss:** Negotiable **Var:** Y **LD:** 02/24/2010 **Entry Date:** 02/24/2010
Con2: **Auction Lic#:** **XD:** **Chg Date:** 02/24/2010
Disc: **Disc Other:** COVEN,DEFNN,ONFIL,MEDIA
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:**



Residential/Condo

Media: 12 <http://www.tourfactory.com>

BLC#: 21010036 **RES** **Status:** Active **Area:** 4904 **LP:** \$1,199,000
12658 SHOREVISTA DR **Lt:** 39.9228 **Ln:** -85.9403 **Map:**
Town: INDIANAPOLIS **Twp:** LAWRENCE **Zip:** 46236 **School:** Lawrence Township
Legal: ADMIRALS BAY SEC 6 **Section:** **Lot:** 282 **County:** MARION
Tax ID: MAR4033718 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** \$5,137
Subdiv: ADMIRALS BAY SEC 6 **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2009
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1996 **Est.Comp.Date:**

Loc:
Rooms: 14 **Bd:** 4
Floor#:
Unit Entry Level:
Levels: 2 Levels
Baths: 5
Parking:
Bas: Y/Finished, WalkOut
Foundation: BsmtPrCnc

SqFt	FB	HB
Upper: 1,193	Upper Bth: 2	0
Main: 2,616	Main Bth: 1	1
Approx M/U Total: 3,809	Bsmt Bth: 1	0
Basement: 2,616	Total: 4	1
Approx M/U & WOBSM: 6,425		
% Finished Basement: 75+%		
Source: Floorplans		

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W	
Living:				Master:	22X14	M	C	Y
Family Rm: 32x30	B	C	Y	2nd:	18X14	U	C	Y
Great Rm: 18X18	M	C	Y	3rd:	18X12	U	C	Y
Dining: 16X14	M	C	Y	4th:	17X13	B	C	Y
Kitchen: 20X13	M	T	Y	HomeTheatr:	21X13	B	C	N
Brkfst Rm: 12X9	M	T	Y	HearthRoom:	18X12	M	T	Y
ExerciseRm: 14X14	B	C	Y	Loft:	18X16	U	C	Y

Directions

Carroll Rd.(County Line Road) to Bay Forest. Turn right on Anchor Mark which curves left onto Shorevista to 12658 on the lake.

Property Description

Stunning Lakefront Home! Pristine condition with main body Sunset views. 100 Ft. water frontage and over 60 windows to enjoy the view! 2 story Great Room with Impressive Fireplace. Gourmet Kitchen has elevated views from the Breakfast Nook & Hearth Room. Built-ins throughout. Main floor Owner's Suite w/private deck & Bay Window. Vaulted, Tray & Coffered ceilings. Lower Level is complete w/Theater room & equipment, Wine Cellar, Workout room & Kitchen. Custom Details throughout!

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

Custom retractable awnings. Pool with extensive sundeck, automatic cover & new tile. 3 1/2 car garage with storage. Professionally landscaped. BOAT DOCK WITH 2 JET SKI PORTS, 2 YAMAHA WAVE RUNNERS INCLUDED!

Description

Life Style: Detached **Arch Style:** Contemp, TradAmer **Exterior:** CompSidCmt, Brick
Master BR: DbISinks, Deck, FTubSepShr, MainLevel, WalkinClos **Areas:** DenLibrary, ExerciseRm, HearthRoom, HomeTheatr, WineCellar
Appl: CookTopGas, Dishwasher, GrbgDispsl, JennType, Microwave, O/RGas, OvenBltn, OvenDouble, Refrigratr **Porch:** PorchOpen, DeckMul
Equip: SecAlrmPd, SmokeAlarm, SumpPump, SurrndSnd, TheaterEq **Eating Area:** BrkfstBar, BrkfstRoom, FormalDR, PntryWkIn
Interior Amen: B/InBkShlv, CeilCath, CeilTray, WdWkPaintnd, WinBayBow, WinTherml
Lot Info: DockOwned, Lakefront, OnReservor, Sidewalks **Exterior Amen:** DrvConcret, PoolBlwGnd, SprnklrSys
Lot Size: 0.42 AC **Acres:** 1/4-1/2 Acre # of Acr: 0.42 **Condo Description:**

Utilities

Heating: DualSystem, ForcedAir **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 **Ownshp Int:** MandFee **Fee Pd:** **Fee Amt:**
Fee Includes:

Office Information

CERG06 : CENTURY 21 Realty Group-McCoun **OP:** 317-841-6380 **OF:** 317-594-3070 **Fdbk Email:** cmccoun@c21rg.net
LAgT: 2077 : Cindy McCoun **Pref:** 317-913-2808 **PF:** 317-913-2908 **Show:** 317-594-3030 **Fdbk:** 317-913-2808
Team Name: **Hm:** 317-842-4840 **Ofc Ext:** **Cell:** **VM:** 317-913-2808
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** **Toll:**
Con1: **Poss:** Negotiable **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 02/25/2010 **BAC:** %2.3
Disc: **Disc Other:** COVEN,DEFNN **XD:** **Entry Date:** 02/26/2010
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 03/08/2010



Residential/Condo

BLC#: 21011388 **RES** **Media:** 12 <http://www.tourfactory.com>
Status: Active **Area:** 4904 **LP:** \$995,000
12642 Shorevista DR **Lt:** 39.9226 **Ln:** -85.9408 **Map:** North 91 East 126
Town: Indianapolis **Twp:** Lawrence **Zip:** 46236 **School:** Lawrence Township
Legal: Admirals Bay **Section:** 6 **Lot:** 284 **County:** Marion
Tax ID: MAR4033720 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** \$3,938
Subdiv: Admirals Bay **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2009
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1994 **Est.Comp.Date:**

Loc:

Rooms: 14 **Bd:** 4

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	16x13	M	H	Y	Master:	20x14	M	C	Y
Family Rm:	26x22	B	C	Y	2nd:	17x15	U	C	Y
Great Rm:	22x22	M	H	Y	3rd:	15x12	U	C	Y
Dining:	13x12	M	H	N	4th:	13x13	U	C	Y
Kitchen:	15x13	M	H	N	BonusRoom:	19x13	B	C	Y
Brkfst Rm:					LaundryRm:	13x07	B	V	N
Rec/PlayRm:	23x19	B	C	Y	Workshop:	14x13	B	O	N

Floor#:

Unit Entry Level:

Levels: 1 1/2 Levels

Baths: 5

Parking:

Bas: Y/9ft+Ceil, Finished, WalkOut

Foundation: BsmtPrCnc

SqFt	FB	HB
Upper: 1,372	Upper Bth: 2	0
Main: 2,079	Main Bth: 1	1
Approx M/U Total: 3,451	Bsmt Bth: 1	0
Basement: 2,033	Total: 4	1
Approx M/U & BSMNT: 5,484		
% Finished Basement: 75+%		
Source: Assessor		

Frplc: 2/FamilyRm, GasLog, GreatRoom

Gar: Y/3CATC/FINGR,GROPN,HEATD,SIDE

Directions

Fall Creek Road to Geist Marina area. Cross bridge over lake, keep right at traffic signal. Fall Creek becomes Carroll. Go to 3rd street on right-Bay Forest Dr then right on Anchor Mark to Shorevista.

Property Description

Geist Lakefront Contemporary home located on main body. One of very few true contemporary homes on Geist, features wonderful sunset views across the lake. Open plan w/ceilings soaring to 26'. Master ste on main level, 3 brms & 2 baths up. Well maintained by original owner, updates in 2009 are stainless kitchen appliances, interior paint, carpeting & refinished hardwoods. Walk-out is open, has wet bar/kit, family rm, rec rm & 4th full bath. 16x32 pool is private from lake. Boat dock w/lift stays.

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

Exclude the two leaded glass panels above master bath tub. Exclude washer & dryer.

Description

Life Style: Detached **Arch Style:** Contemp
Master BR: FTubSepShr, MainLevel, SplitBedRm, WalkinClos, WhirlplTub
Appl: CookTopEle, Dishwasher, GrbgDispsl, JennType, Microwave, O/RElec, OvenBltn, RefrigBar, Refrigtratr
Equip: Intercom, SecAlrmPd, SmokeAlarm, WetBar

Exterior: Brick
Areas: Foyer2Story, Jk&JilBath, UtilityRm, Workshop
Porch: DeckMain, PorchCovrd
Eating Area: BrkfstBar, CntrlIsland, DinComb/KT, Pantry
Interior Amen: B/lnBkShlv, CeilCath, HrdwdFloor, WalkinClos, WdWkPaintd

Lot Info: DockOwned, Lakefront, OnReservor, Sidewalks
Lot Size: .4AC **Acres:** 1/4-1/2 Acre # of Acr: 0.40

Exterior Amen: DrvConcret, PoolBlwGnd, SprnklrSys
Condo Description:

Utilities

Heating: DualSystem, ElecAirFil, ForcedAir
Cooling: CeilPadFan, CentrElec
Utility Option: CableConn, GasConn, HighSpdAvl

Fuel: Gas **Water Htr:** Gas **Primary Water Src:** MunWtrConn
Primary Sewage Disp: MunSwrConn

Financial/Association Information

Poss Fincg: Conventnl **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** \$425
Fee Includes: AssocHmOwn, InsCommon, MaintCommon, ProfMgmt, RemvlSnow, SharedSecr

Office Information

CERG01 : CENTURY 21 Realty Group **OP:** 317-595-2100 **OF:** 317-595-6200 **Fdbk Email:** jwoelfle@c21rg.net
LAgnt: 2678 : Dick Richwine **Pref:** 317-590-8200 **PF:** **Show:** 317-955-5555 **Fdbk:** 317-558-7758
Team Name: The Richwine Group **Hm:** 317-558-6800 **Ofc Ext:** 0 **Cell:** **VM:** 317-558-6800
CoAgt/Asst: 5068 Joel Woelfle **Pref:** 317-590-8200 **Type:** Exclusive Right to Sell **Dir:** 317-558-6800 **Toll:** **Pager:** **BAC:** %2.5
Con1: **Poss:** Negotiable **Var:** Y **LD:** 03/04/2010 **Entry Date:** 03/05/2010
Con2: **Auction Lic#:** **XD:** **Chg Date:** 03/05/2010
Disc: **Disc Other:** COVEN,DEFNN,ONFIL
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:**



Residential/Condo

Media: 12 www.tourfactory.com/3

BLC#: 21000848 **RES** **Status:** Active **Area:** 4904 **LP:** \$839,900
#9346 SEASCAPE DR **Lt:** 39.9243 **Ln:** -85.9761 **Map:** North 95 East 108
Town: INDIANAPOLIS **Twp:** LAWRENCE **Zip:** 46256 **School:** Lawrence Township
Legal: MASTHEAD SEC 5 L18 **Section:** 5 **Lot:** 186 **County:** MARION
Tax ID: MAR4022677 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** \$3,790
Subdiv: MASTHEAD SEC 5 L18 **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2009
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1988 **Est.Comp.Date:**

Loc:
Rooms: 12 **Bd:** 4
Floor#:
Unit Entry Level:
Levels: 2 Levels
Baths: 5
Parking:
Bas: Y/DayliteWin, Finished, WalkOut
Foundation: BsmtPrCnc

SqFt	FB	HB
Upper: 2,308	Upper Bth: 3	0
Main: 1,598	Main Bth: 0	1
Approx M/U Total: 3,906	Bsmt Bth: 1	0
Basement: 2,308	Total: 4	1
Approx M/U & WOBSM: 6,214		
% Finished Basement:	DOM: 19	
Source: Appraisal		

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	14x23	M	H	Y	Master:	22x15	U	H	N
Family Rm:	34x17	B	H	Y	2nd:	12x14	U	H	Y
Great Rm:					3rd:	14x16	U	H	Y
Dining:	14x14	M	H	Y	4th:	18x23	U	C	Y
Kitchen:	11x14	M	H	Y	Office:	14x09	M	H	Y
Brkfst Rm:	14x07	M	H	Y	LaundryRm:	09x10	M	H	Y
HearthRoom:	14x09	M	H	Y					

Directions

Take 96th Street east to "T" at Fall Creek. Go right or south to Batten. Go left to Batten to "T" and then left on Seascape straight back to home at end of cul-de-sac.

Property Description

Salt Box Colonial 1750 reproduction; spacious home on wooded lot in Geist! Master suite has sitting area w/scenic view of water. Master bath has Sauna, Jacuzzi, & Steam Shower! Beautiful pine hardwoods on all levels including the walk-out basement! Plenty of storage. Fully fenced rear yard. Boat dock & lift included w/110 feet of water front. 3 fireplace. Plumbing in basement for a kitchen. Screened porch. Addition stairs in garage to the basement. 3 cars can fit; 2 tandem-smaller cars.

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

Description

Life Style: Detached **Arch Style:** Historic, TwoStory
Master BR: DbISinks, Fireplace, FullShrStl, WalkinClos, WhirlpUBathtub
Appl: Dishwasher, GrbgDispsl, MicroHood, O/RElec, TrashComp
Equip: MultPhnLin, NetworkRdy, Sauna, SmokeAlarm, SumpPump

Exterior: Brick, Cedar
Areas: HearthRoom, LaundryRm, Office, Rec/PlayRm
Porch: PorchScrnd, DeckMain
Eating Area: BrkfstRoom, FormalDR, PntryWkln
Interior Amen: AtticAcces

Lot Info: Cul-De-Sac, DockOwned, Lakefront, OnReservor
Lot Size: 0.40 AC **Acres:** 1/4-1/2 Acre # of Acr: 0.40

Exterior Amen: DrvConcret, FenceFullR, SprnklrSys
Condo Description:

Utilities

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

Financial/Association Information

Poss Fincg: Conventnl, ICON **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** \$425
Fee Includes: AssocHmOwn, EntryComm, InsCommon, RemvlSnow, SharedSec

Office Information

REMD01: RE/MAX Legends Group **OP:** 317-849-7653 **OF:** 317-841-7204 **Fdbk Email:** brendabowman@sbcglobal.net
LAgt: 19646 : Brenda Bowman **Pref:** 317-849-7653 **PF:** 317-536-9653 **Show:** 317-955-5555 **Fdbk:** 317-863-4528
Team Name: **Hm:** 317-598-9091 **Ofc Ext:** 0 **Cell:** **VM:**
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** 317-407-4151 **Toll:**
Con1: **Poss:** Negotiable **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 01/06/2010 **BAC:** %2.5
Disc: **Disc Other:** MEDIA **XD:** **Entry Date:** 01/06/2010
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 01/27/2010



Residential/Condo

BLC#: 21000937 **RES** **Status:** Active **Area:** 4904 **LP:** \$834,999 *

8223 Hunters PL **Lt:** 39.9058 **Ln:** -85.9801 **Map:** North 82 East 100

Town: Indianapolis **Twp:** Lawrence **Zip:** 46236 **School:** Lawrence Township

Legal: Feather Cove Lot 555 **Section:** 7 **Lot:** 555 **County:** Marion

Tax ID: MAR4034158 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** \$4,237

Subdiv: Feather Cove **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2008

Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1993 **Est.Comp.Date:**

Loc:

Rooms: 14 **Bd:** 5

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W	
Living:				Master:	17x16	M	C	Y
Family Rm:	22x18	B	O	2nd:	13x13	U	C	Y
Great Rm:	20x19	M	C	3rd:	13x12	U	C	Y
Dining:	16x13	M	H	4th:	14x13	U	C	Y
Kitchen:	20x16	M	H	5thBedroom:	15x15	B	C	Y
Brkfst Rm:	16x13	M	H	HomeTheatr:	15x15	B	C	N
Rec/PlayRm:	26x16	B	O					

Floor#:

Unit Entry Level:

Levels: 2 Levels

Baths: 6

Parking:

Bas: Y/9ft+Ceil, DayliteWin, Finished, WalkOut

Foundation: BsmtPrCnc

	SqFt	FB	HB
Upper:	1,145	Upper Bth:	2 0
Main:	2,302	Main Bth:	1 1
Approx M/U Total:	3,447	Bsmt Bth:	2 0
Basement:	2,302	Total:	5 1
Approx M/U & WOBSM:	5,749		
% Finished Basement:	75+%		
Source: Assessor			

Frplc: 1/GreatRoom

Gar: Y/3CATC/FINGR,GROPN

Directions

Take 79th Street east from Fall Creek to Feather Cove . Go north on Courageous to Bowline, go right to Hunters Cove to Hunters Place. Go right to home.

Property Description

A MUST SEE GEIST WATERFRONT PROPERTY! Great new price! Knock out views thruout home. Gorgeous 2-story Great Rm, Beautiful Brazilian Cherry Hardwoods, Gourmet Kitchen w GRANITE & s hearth/sitting area. Separate Subzero Refrig & Freezer. Thermador, Fisher Paykel,Decorappliances! Main Level Master w balcony. Enjoy Multi-Level Deck. Lower Level offers Family Rm, Rec Room, Theatre, Exercise/5thBedrm, Bar Rm & 2 Baths. Dock, Boat & Jet Ski lift included. Lake Front living at its best!

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

Granite counters in master bath being installed 2nd week in June. 3 Tap Keg cooler in bar is negotiable. Home theatre includes: Projector, screen, stereo receiver and speakers.

Description

Life Style: Detached **Arch Style:** TradAmer

Master BR: Balcony, DblSinks, FTubSepShr, MainLevel, WhirlpTub

Appl: CookTopEle, Dishwasher, GrbgDispsl, KitExhaust, Microwave, OvenDouble, RefBltn, SepFreezer, TrashComp, WarmDrawer

Equip: HotTub, Intercom, SumpPump, TheaterEq, WtrSftnPd

Exterior: Brick

Areas: Rec/PlayRm

Porch: DeckMul

Eating Area: BrkfstRoom, CntrlIsland, SeparateRm

Interior Amen: AtticAcces, B/InBkShlv, CeilRaised, HrdwdFloor, WdWkPaintd, WinThermI

Lot Info: DockOwned, Lakefront, OnReservor, WaterAcces

Lot Size: 0.39 acres **Acres:** 1/4-1/2 Acre # of Acr: 0.39

Exterior Amen: DrvConcret, WtrFtr/Fntn

Condo Description:

Utilities

Heating: DualSystem, ForcedAir, HeatPump

Cooling: CentrElec, HeatPump

Utility Option: CableConn, GasConn

Fuel: Electric, Gas

Water Htr: Gas

Primary Water Src: MunWtrConn

Primary Sewage Disp: MunSwrConn

Financial/Association Information

Poss Fincg: Conventnl, ICON **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** \$425

Fee Includes: AssocHmOwn, MaintCommon, ProfMgmt, RemvlSnow

Office Information

TUCK14 : F.C. Tucker Company

LAgt: 2316 : Michael Fox

Team Name:

CoAgt/Asst:

Con1:

Con2:

Disc:

Insp/Warr: Not Applicable

OP: 317-843-7766 **OF:** 317-843-7767

Pref: 317-331-1328 **PF:**

Hm: 317-331-1328 **Ofc Ext:** 0

Pref:

Type: Exclusive Right to Sell

Poss: Negotiable

Auction Lic#:

Direct Soliciting: N

Fdbk Email: mfox@talktotucker.com

Show: 317-955-5555 **Fdbk:** 317-216-4306

Cell: **VM:** 317-216-4306

Dir: **Toll:**

Var: N **Pager:**

LD: 01/05/2010 **BAC:** %2.63

XD: **Entry Date:** 01/06/2010

WD: **Chg Date:** 03/04/2010



Residential/Condo

BLC#: 21000870 **RES** **Status:** Active **Area:** 4904 **LP:** \$780,000 *
10825 BRIGANTINE DR **Lt:** 39.9259 **Ln:** -85.9749 **Map:** North 96 East 108
Town: INDIANAPOLIS **Twp:** LAWRENCE **Zip:** 46256 **School:** Lawrence Township
Legal: MASTHEAD SEC 6 L 19 **Section:** 6 **Lot:** 198 **County:** MARION
Tax ID: MAR4022803 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** \$3,522
Subdiv: MASTHEAD **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2009
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1984 **Est.Comp.Date:**

Loc:
Rooms: 12 **Bd:** 4
Floor#:
Unit Entry Level:
Levels: 1 Level
Baths: 4
Parking:
Bas: Y/9ft+Ceil, Finished, WalkOut
Foundation: BsmtPrCnc

SqFt	FB	HB
Upper: 465	Upper Bth: 0	0
Main: 2,320	Main Bth: 1	1
Approx M/U Total: 2,785	Bsmt Bth: 2	0
Basement: 1,798	Total: 3	1
Approx M/U & BSMNT: 4,583		
% Finished Basement: 75+%		
Source: Appraisal		

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W
Living:				Master:	18X12	M	C
Family Rm: 28X18	B	C	Y	2nd:	14X12	B	C
Great Rm: 28x18	M	H	Y	3rd:	12X11	B	C
Dining: 14X12	M	H	Y	4th:	14X12	B	C
Kitchen: 18X14	M	H	Y	LaundryRm:	10X07	M	T
Brkfst Rm:				SunRoom:	18X16	M	H
Loft: 20X14	U	C	Y	HearthRoom:	11x9	M	H

Frplc: 2/FamilyRm, GasLog, GreatRoom, MasonryFP
Gar: Y/3CATC/GROPN,LDCRT,SRVDR,STO

Directions

Fall Creek Road to first street South of 96th Street - then East on Brigantine to home on the right. Welcome To Geist Reservoir

Property Description

GEIST RESERVOIR -- WATERFRONT RANCH W/WALKOUT BASEMENT & 120 FT OF WATER FRONTAGE! Every room offers a beautiful view of the water. This open Floor Plan features beautiful Maple Hardwoods, a 2-story entry, an all new Kitchen w/ Granite countertops & stainless appliances. The Master Bath totally updated - Jacuzzi tub with waterfall faucet & 6-head massage shower. Enjoy the 2-tiered Deck & Hot Tub. Two Fireplaces & Heated Driveway. The Dock & Boat Lift are included. Just Bring Your Boat !!!

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

Many expensive updates - well over \$100k. Superb 4 Season Sun Room. Very easy showing.

Description

Life Style: Detached **Arch Style:** Ranch **Exterior:** Stone, Wood
Master BR: FTubSepShr, MainLevel, SplitBedRm, WalkinClos, WhirlplTub **Areas:** FamilyRoom, Foyer2Story, GreatRoom, SunRoom, UtilityRm
Appl: CookTopEle, Dishwasher, GrbgDispsl, Microwave, O/RElec, OvenBltn, OvenDouble, Refrigeratr **Porch:** DeckMul, PorchCovrd
Equip: HotTub, SecAlrmPd, SmokeAlarm, WetBar **Eating Area:** BrkfstBar, CntrlIsland, KitUpdated, FormalDR
Interior Amen: AtticAcces, B/lnBkShlv, CeilCath, CeilVaultd, HrdwdFloor, Skylights
Lot Info: DockOwned, Lakefront, OnReservor, Wooded **Exterior Amen:** DrvConcret, SprnklrSys
Lot Size: 0.50 AC **Acres:** 1/2-1 Acre **# of Acr:** 0.50 **Condo Description:**

Utilities

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

Financial/Association Information

Poss Fincg: Conventnl **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** \$425
Fee Includes: AssocHmOwn, InsCommon, MaintCommon, ProfMgmt, RemvlSnow, SharedSecr

Office Information

REMD01: RE/MAX Legends Group **OP:** 317-849-7653 **OF:** 317-841-7204 **Fdbk Email:** randy@randyworrell.com
LAgt: 9713 : Randy Worrell **Pref:** 317-290-6688 **PF:** 317-290-6688 **Show:** 317-955-5555 **Fdbk:** 317-290-6635
Team Name: **Hm:** 317-290-6688 **Ofc Ext:** 0 **Cell:** **VM:** 317-290-6688
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** **Toll:**
Con1: ApptCenter CSS 317-955-5555 **Poss:** Negotiable **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 01/06/2010 **BAC:** %2.7
Disc: **Disc Other:** COVEN,DEFNN,ONFIL **XD:** **Entry Date:** 01/06/2010
Insp/Warr: Not Applicable, Warranty Homebuyers **Direct Soliciting:** N **WD:** **Chg Date:** 03/29/2010



Residential/Condo

Media: 12

BLC#: 21000598 **RES** **Status:** Active **Area:** 4904 **LP:** \$699,900 *

11118 SLOOP CT **Lt:** 39.9107 **Ln:** -85.9701 **Map:** North 84 East 111

Town: INDIANAPOLIS **Twp:** LAWRENCE **Zip:** 46236 **School:** Lawrence Township

Legal: FEATHER COVE SEC 4 **Section:** **Lot:** 118 **County:** MARION

Tax ID: MAR4023083 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** \$3,996

Subdiv: FEATHER COVE SEC 4 **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2009

Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1984 **Est.Comp.Date:**

Loc:

Rooms: 12 **Bd:** 4

Approx. Room Sizes/Descriptions

Living:				Master:			
L	F	W		L	F	W	
33x11	B	C	Y	25x14	U	C	Y
Family Rm:				2nd:			
24x14	M	H	Y	14x13	U	C	Y
Great Rm:				3rd:			
16x12	M	C	Y	11x11	U	C	Y
Dining:				4th:			
20x14	M	H	Y	15x13	B	C	Y
Kitchen:				Rec/PlayRm:			
11x11	M	H	Y	33x16	B	C	Y
Brkfst Rm:				LaundryRm:			
14x10	M	T	Y	08x06	M	T	Y
SunRoom:							

Floor#:

Unit Entry Level:

Levels: 2 Levels

Baths: 4

Parking:

Bas: Y/DayliteWin, Finished, WalkOut

Foundation: BsmtPrCnc

SqFt		FB	HB
Upper:	1,339	Upper Bth:	2 0
Main:	1,653	Main Bth:	0 1
Approx M/U Total:	2,992	Bsmt Bth:	1 0
Basement:	1,282	Total:	3 1
Approx M/U & BSMNT:	4,274		
% Finished Basement:			
Source:	Appraisal		

Frplc: 2/FamilyRm, GreatRoom

Gar: Y/3CATC/FINGR,GROPN

Directions

From 79th St & Fall Creek, Go East on 79th St. to the Feather Cove Entrance on the left. Follow courageous Dr. to Left on Halyard, Right on Catamaran & Right on Sloop

Property Description

YOU'LL ENJOY SPECTACULAR VIEWS OF GEIST RESERVOIR FROM MOST ROOMS OF THIS INVITING .60 ACRE WATERFRONT PROPERTY W/ A DEEDED BOAT DOCK, MULTI-LEVEL DECK, WALK-OUT LWR LVL & PRETTY, CUL-DE-SAC LOT. LWR LVL IS PERFECT FOR ENTERTAINING W/ A LRG RECR AREA W/ FRPLC, A WET BAR & GUEST QURTRS. THIS IS A GREAT VALUE!

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

****LISTING AGENT MUST BE PRESENT FOR ALL SHOWINGS****NEW ROOF IN 2008, NEW WATER SOFTENER, NEW HRDWD FLRS & NEW STEPS TO DOCK (2009). **SOME FURNITURE & THE TANNING BED ARE AVAILABLE FOR PURCHASE** *****To submit an offer, email offer to keith@keithshomes.com or fax to 819-3366. Call Keith Albrecht at 590-7878 to inform that an offer was submitted.

Description

Life Style: Detached **Arch Style:** TradAmer **Exterior:** Brick

Master BR: FTubSepShr, GardenTub, Suite, WalkinClos **Areas:** FamilyRoom, GreatRoom, LaundryRm, Rec/PlayRm, SunRoom

Appl: Dishwasher, Dryer, GrbgDispsl, JennType, Microwave, Refrigratr, TrashComp, Washer **Porch:** DeckMain, DeckMul

Equip: SmokeAlarm, SumpPump, WetBar, WtrSftnPd **Eating Area:** BrkfstBar, BrkfstRoom, FormalDR, EatInKitch

Lot Info: DockOwned, Lakefront, OnReservor, TreeMature **Interior Amen:** B/InBkShlv, CeilRaised, HrdwdFloor, WalkInClos, WinBayBow

Lot Size: 0.60 AC **Acres:** 1/2-1 Acre **# of Acr:** 0.60 **Exterior Amen:** DrvConcret

Condo Description:

Utilities

Heating: ForcedAir, Humidifier **Fuel:** Gas **Primary Water Src:** MunWtrConn

Cooling: CeilPadFan, CentrIElec **Water Htr:** Gas **Primary Sewage Disp:** MunSwrConn

Utility Option: CableConn, GasConn

Financial/Association Information

Poss Fincg: ICON, Conventnl **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** \$425

Fee Includes: MaintCommon, Pool, SharedSecr

Office Information

REMG01: RE/MAX Real Estate Groups **OP:** 317-819-3388 **OF:** 317-819-3366 **Fdbk Email:** tiffany@keithshomes.com

LAgnt: 10371 : Keith Albrecht **Pref:** 317-819-3388 **PF:** **Show:** 317-955-5555 **Fdbk:** 317-216-8440

Team Name: **Hm:** 317-590-7878 **Ofc Ext:** 0 **Cell:** 317-590-7878 **VM:** 317-388-3248

CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** **Toll:**

Con1: **Poss:** Negotiable **Var:** N **Pager:**

Con2: **Auction Lic#:** **LD:** 01/01/2010 **BAC:** %2.8

Disc: **Disc Other:** ONFIL **XD:** **Entry Date:** 01/05/2010

Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 03/17/2010



Residential/Condo

BLC#: 21002462 **RES** **Status:** Active **Area:** 4904 **LP:** \$699,000
#8736 OTTER COVE CI **Lt:** 39.9155 **Ln:** -85.9684 **Map:** North 87 East 112
Town: #INDIANAPOLIS **Twp:** #LAWRENCE **Zip:** #46236 **School:** Lawrence Township
Legal: #ADMIRALS SOUND SEC **Section:** 4 **Lot:** 140 **County:** #MARION
Tax ID: MAR4030461 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** \$3,000
Subdiv: #ADMIRALS SOUND SEC **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** #2009
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** #1997 **Est.Comp.Date:**

Loc:

Rooms: 19 **Bd:** 5

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W	
Living:				Master:	19x15	M	C	Y
Family Rm:	26x17	B	C	2nd:	17x12	U	C	Y
Great Rm:	26x17	M	H	3rd:	15x12	U	C	Y
Dining:	15x14	M	C	4th:	14x13	B	C	Y
Kitchen:	17x16	M	T	ExerciseRm:	14x11	B	C	Y
Brkfst Rm:	12x12	M	T	DenLibrary:	16x15	U	C	N
DenLibrary:	22x17	M	T	Rec/PlayRm:	26x11	B	C	N

Floor#:

Unit Entry Level:

Levels: 2 Levels

Baths: 4

Parking:

Bas: Y/9ft+Ceil, Finished, WalkOut

Foundation: BsmtPrCnc

	SqFt	FB	HB
Upper:	982	Upper Bth:	1 0
Main:	2,678	Main Bth:	1 1
Approx M/U Total:	3,660	Bsmt Bth:	1 0
Basement:	#1,684	Total:	3 1
Approx M/U & WOBSM:	5,344		
% Finished Basement:	75+%		
Source: Builder			

Frpcl: 3/FamilyRm, GreatRoom, MasterBdRm

Gar: Y/3CATC/FINGR,SIDEL,KEYLS

Directions

Take Old Stone Drive into Admirals Sound Subdivision from Oaklandon Road (just north of 86th)-go to Otter Cove Circle (5th Cul-De-Sac on left-Turn left to Home on Right.

Property Description

Boat, Ski, Fish & Swim from your .7 Acre Geist Waterfront Lot! Fantastic Nature Setting with Great Privacy & a "Rare" Beach area for Playing Lakeside, Evening Bonfires & Stunning Sunsets. Beautiful Custom "Open" Floorplan w/Main Master Suite w/1 of 3 Fireplaces, High or Vlted Ceilings, Gorgeous Woodworking Detail, & a Gourmet Kitchen w/Quartz Islnd/Cntrs, new Hearth Cooktop, Double Ovens & Wine Cooler. Finished Wlk-O LwrLvL w/Amazing River Boulder Frplc! Immed. Occ! Buyer Options Available!

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

Wonderful Blends of Cherry Stained & Painted Woodwork Detail! Gorgeous Brazilian Cherry Hrdwds in 2 1/2 Story Grt Rm! Great Low Traffic Culdesac Location in Admirals Sound! There is not a Floor Plan like this in the Geist Area. Perfect for Entertaining & Great Family Living. Gradual Beach Wlk-Out into Water for Swimming & Skiing from Property! Ck it Out!

Description

Life Style: Detached **Arch Style:** Manufact, TradAmer
Master BR: FTubSepShr, MainLevel, Suite, WhirlpITub, Fireplace
Appl: Dishwasher, GrbgDispsl, KitExhaust, Microwave, OvenBltIn, OvenDouble, RefrigBar, Refrigtratr, O/RElec
Equip: HotTub, MultPhnLin, SumpPump, SurrndSnd, WetBar, SecAlrmPd

Exterior: Brick, CompSidWd
Areas: DenLibrary, FamilyRoom, GreatRoom, Rec/PlayRm, SunRoom
Porch: DeckMul, PorchCovrd
Eating Area: BrkfstRoom, CntrIsland, FormalDR, PntryWkIn
Interior Amen: AtticAcces, B/InBkShlv, CeilCath, CeilRaised, HrdwdFloor, WetBar

Lot Info: DockOwned, OnReservor, Lakefront, WaterAcces
Lot Size: #0.70 AC **Acres:** 1/4-1/2 Acre # of Acr: #0.70

Exterior Amen: DrvAsphalt, SprnklrSys, OutFpl/Pit
Condo Description:

Utilities

Heating: DualSystem, ForcedAir, Humidifier
Cooling: CentrIElec, CeilPadFan
Utility Option: CableConn, GasConn, HighSpdAvl

Fuel: Gas **Water Htr:** Gas **Primary Water Src:** MunWtrConn
Primary Sewage Disp: MunSwrConn

Financial/Association Information

Poss Fincg: Conventnl, ICON **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** \$425
Fee Includes: AssocHmOwn, AssocBldr, EntryComm, InsCommon, ProfMgmt, Remvlsnow, SharedSecr

Office Information

TUCK06 : F.C. Tucker Company **OP:** 317-849-5050 **OF:** 317-577-5486 **Fdbk Email:** mikeclark@talktotucker.com
LAgnt: 17548 : Michael Clark **Pref:** 317-340-5812 **PF:** **Show:** 317-955-5555 **Fdbk:** 317-340-5812
Team Name: **Hm:** 317-823-2521 **Ofc Ext:** 0 **Cell:** 317-340-5812 **VM:** 317-329-8992
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** **Toll:**
Con1: **Poss:** Negotiable **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 01/14/2010 **BAC:** %3.5sp
Disc: **Disc Other:** ONFIL,AGOWN **XD:** **Entry Date:** 01/14/2010
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 04/01/2010



Residential/Condo

Media: 12 <http://www.imagemaker>

BLC#: 21016977 **RES** **Status:** Active **Area:** 4904 **LP:** \$674,900
#11114 OUTRIGGER CT **Lt:** 39.9088 **Ln:** -85.9712 **Map:**
Town: INDIANAPOLIS **Twp:** LAWRENCE **Zip:** 46236 **School:** Lawrence Township
Legal: FEATHER COVE SEC 3 **Section:** 3 **Lot:** 76 **County:** MARION
Tax ID: MAR4023039 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** \$3,803
Subdiv: FEATHER COVE SEC 3 **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2009
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1984 **Est.Comp.Date:**

Loc:
Rooms: 13 **Bd:** 4
Floor#:
Unit Entry Level:
Levels: 2 Levels
Baths: 5
Parking:
Bas: Y/DayliteWin, Finished, WalkOut
Foundation: CrawlPrCnc

SqFt	FB	HB
Upper: 1,978	Upper Bth: 2	0
Main: 1,923	Main Bth: 2	0
Approx M/U Total: 3,901	Bsmt Bth: 1	0
Basement: 1,923	Total: 5	0
Approx M/U & BSMNT: 5,824		
% Finished Basement: 75+%		
Source: Assessor		

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W	
Living:				Master:	32X17	U	C	Y
Family Rm:				2nd:	17X11	M	H	Y
Great Rm: 24X18	M	H	N	3rd:	14X12	M	H	Y
Dining: 11X14	M	H	N	4th:	15X12	B	C	Y
Kitchen: 12X11	M	T	N	LaundryRm:	7X6	M	T	N
Brkfst Rm: 11X9	M	T	N	SunRoom:	28X11	M	T	N
Loft: 32X11	U	C	N	BonusRoom:	17X13	U	C	N

Frplc: 1/FamilyRm, GasLog
Gar: Y/3CATC/GROPN

Directions

From 79th Street & Fall Creek, go east on 79th St. to Courageous. Turn north (left) on Courageous. Go to "T" (Halyard). Turn left on Halyard, go to Catamaran, turn right and go to Outrigger Ct.

Property Description

ON THE LAKE! Step in and feel the serenity of the lake - views from Great Room, Sunroom, Dining Room, Breakfast Room, Kitchen, Master Bedroom & Family Room. Decking off Sunroom, Breakfast Room and Master Bedroom overlooking lake. Brazilian mahogany hardwoods, lots of storage, huge Master Suite & many recent updates including 2 new baths. Lower level with full Kitchen, bar, plantation shutters and the lure of the lake with large private dock, boat lift, pergola & lots of summer fun!

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

Seller prefers 24 hour notice.

Description

Life Style: Detached **Arch Style:** TradAmer **Exterior:** Brick, Cedar
Master BR: Deck, DbISinks, FTubSepShr, Suite, WhirlpTub **Areas:** BonusRoom, FamilyRoom, GreatRoom, LoftArea, SunRoom
Appl: CookTopEle, Dishwasher, GrbgDispsl, Microwave, O/RElec, Refrigratr **Porch:** DeckMain, DeckUp
Equip: SecAlrmPd, SmokeAlarm, WetBar **Eating Area:** BrkfstBar, EatInKitch, FormalDR, Pantry
Lot Info: DockOwned, Lakefront, OnReservor, TreeMature **Interior Amen:** CeilVaultd, HrdwdFloor, Skylights, WalkInClos, WdWkPaintd
Lot Size: WATERFRONT **Acres:** 1/2-1 Acre **# of Acr:** 0.80 **Exterior Amen:** DrvPavers, SprnklrSys
Condo Description:

Utilities

Heating: Baseboard, Geothermal **Fuel:** Electric **Primary Water Src:** MunWtrConn
Cooling: CeilPadFan, CentrlElec, Geothermal **Water Htr:** Electric **Primary Sewage Disp:** MunSwrConn
Utility Option: CableConn, HighSpdAvl

Financial/Association Information

Poss Fincg: Conventnl, ICON **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** \$425
Fee Includes: AssocHmOwn, ProfMgmt, SharedSecr

Office Information

TUCK10: F.C. Tucker Company **OP:** 317-259-6000 **OF:** 317-252-4663 **Fdbk Email:** sam@talktotucker.com
LAg: 14746 : Samuel Hawkins **Pref:** 317-259-6000 **PF:** **Show:** 317-955-5555 **Fdbk:** 317-216-8276
Team Name: **Hm:** 317-679-9211 **Ofc Ext:** 0 **Cell:** 317-679-9211 **VM:** 317-216-8276
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** **Toll:**
Con1: **Poss:** Negotiable **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 03/30/2010 **BAC:** %2.94
Disc: **Disc Other:** ONFIL **XD:** **Entry Date:** 03/31/2010
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 03/31/2010



Residential/Condo

BLC#: 21002259 **RES**
11318 BLACKWALNUT PT
Town: INDIANAPOLIS
Legal: FEATHER BAY
Tax ID: MAR4032598
Subdiv: FEATHER BAY
Builder/Project/Contractor:

Media: 11 <http://www.virtuallysho>
Status: Active **Area:** 4904
Lt: 39.9024 **Ln:** -85.9671
Twp: Lawrence **Zip:** 46236
Section: 1 **Lot:** 31 & 32
Multi-Tax ID: **Solid Waste:** N
Tax Exempt: HmTxEx, MortTaxEx
Const.Stage: **Yr Built:** 1999

LP: \$469,873 *
Map: North 82 East 113
School: Lawrence Township
County: Marion
Semi-Tax: \$2,870
Tax Yr Due: 2009
Est.Comp.Date:

Loc:

Rooms: 16 **Bd:** 4

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	14X11	M	H	Y	Master:	17X14	U	C	Y
Family Rm:	19X18	B	C	Y	2nd:	15X10	U	C	Y
Great Rm:	19X18	M	H	Y	3rd:	13X12	U	C	Y
Dining:	15X12	M	H	Y	4th:	11X11	U	C	Y
Kitchen:	13X13	M	H	Y	Rec/PlayRm:	20X13	B	C	Y
Brkfst Rm:	17X9	M	H	Y	BonusRoom:	18X14	B	C	Y
Loft:	20X12	U	C	Y	SunRoom:	12X11	M	T	Y

Floor#:
Unit Entry Level:
Levels: 2 Levels
Baths: 4
Parking:

	SqFt		FB	HB
Upper:	1,460	Upper Bth:	2	0
Main:	1,625	Main Bth:	0	1
Approx M/U Total:	3,085	Bsmt Bth:	1	0
Basement:	1,625	Total:	3	1
Approx M/U & WOBSM:	4,710			
% Finished Basement:	75+%			
Source: Assessor				

Bas: Y/9ft+Ceil, Finished, WalkOut

Frplc: 0

Foundation: BsmtPrCnc

Gar: Y/3CATC/FINGR,GROPN,SIDEL,SRVD

Directions

East on 79th Street from Fall Creek Road * Left on Sunnyside Rd. (turns into Fox Road) to Feather Bay entrance. Go left (N) * Turn right. Home is on the left.

Property Description

Spectacular Geist Lakefront * Open Soaring Floor Plan Features 2-Stry Great Rm w/Wall of Windows, Den, Sun Rm, Updated Gourmet Kitchen, New Hardwoods on Main, Dbl Stairway, 4 BRs plus Loft * MBR Suite Boasts 2 Wlk-in Closets, Custom Vanity, Shower, Deep Jacuzzi Tub * Full Walk-Out Lower Lvl Features Family Rm, Rec Rm, Fabulous Wet Bar & Game Area * Huge Main Level Deck Off Kitchen, Covered Patio Open to Deck & Boat Dock w/Boat Lift * 3-Car Sideload Garage, Dbl Lot On Cul-De-Sac * Immaculate!

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

Double Lot, Boat Lift Included. Relo documents to be signed.

Description

Life Style: Detached **Arch Style:** TradAmer, TwoStory
Master BR: DblSinks, FTubSepShr, WalkinClos, WhirlpITub
Appl: CookTopGas, Dishwasher, GrbgDispsl, KitExhaust, Microwave, OvenCnvctn, OvenDouble, RangeHdFan, RefrigBar, Refrigtrtr
Equip: SecAlrmMon, SecAlrmPd, SmokeAlarm, SumpPump, SurrndSnd, WetBar, WtrPurfSys, WtrSftnPd
Lot Info: Cul-De-Sac, DockOwned, Lakefront, OnReservor
Lot Size: .28 **Acres:** 1/4-1/2 Acre # of Acr: 0.28

Exterior: Brick, CompSidCmt
Areas: DenLibrary, GreatRoom, LoftArea, Rec/PlayRm, SunRoom
Porch: DeckMul, PatioCovrd
Eating Area: BrkfstRoom, CntrlIsland, FormalDR, Pantry
Interior Amen: AtticAcces, CeilRaised, HrdwdFloor, WetBar, WdWkStnPnt, WinTherml
Exterior Amen: DrvConcret, SprnklrSys
Condo Description:

Utilities

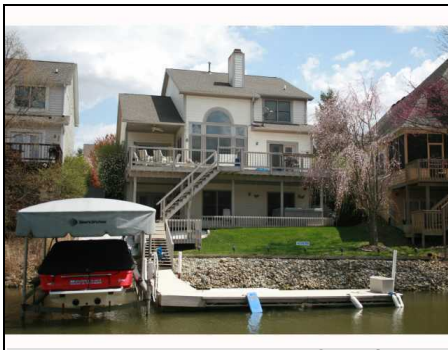
Heating: ForcedAir **Fuel:** Gas **Primary Water Src:** MunWtrConn
Cooling: CentrIElec, CeilPadFan **Water Htr:** Gas **Primary Sewage Disp:** MunSwrConn
Utility Option: CableConn, GasConn, HighSpdAvl

Financial/Association Information

Poss Fincg: Conventnl, ICON **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** \$600
Fee Includes: InsCommon, MaintCommon, RemvlSnow, SharedSec

Office Information

TUCK03 : F.C. Tucker Company **OP:** 317-841-8880 **OF:** 317-576-1725 **Fdbk Email:** mickey@mickeypeek.com
LAgnt: 20193 : Mickey Peek **Pref:** 317-841-8880 **PF:** **Show:** 317-955-5555 **Fdbk:** 317-590-5430
Team Name: **Hm:** **Ofc Ext:** 0 **Cell:** 317-590-5430 **VM:** 317-216-5527
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** **Toll:**
Con1: **Poss:** Negotiable **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 01/13/2010 **BAC:** %3%
Disc: **Disc Other:** COVEN,ONFIL **XD:** **Entry Date:** 01/13/2010
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 03/08/2010



Residential/Condo

BLC#: 21015332 **RES**
11222 Blackwalnut PT
Town: Indianapolis
Legal: Feather Bay
Tax ID: MAR4032583
Subdiv: Feather Bay
Builder/Project/Contractor:

Media: 6

Status: Active
Lt: 39.9026
Twp: Lawrence
Section: 1
Multi-Tax ID:
Tax Exempt: MortTaxEx
Const.Stage:

Area: 4904
Ln: -85.9683
Zip: 46236
Lot: 17
Solid Waste: N
Yr Built: 1994

LP: \$439,900
Map:
School: Lawrence Township
County: Marion
Semi-Tax: \$3,930
Tax Yr Due: 2009
Est.Comp.Date:

Loc:

Rooms: 11 **Bd:** 3

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	11x11	M	H	Y	Master:	13x13	M	L	Y
Family Rm:	27x26	B	C	Y	2nd:	13x13	U	L	Y
Great Rm:	22x14	M	H	Y	3rd:	15x12	U	L	N
Dining:	11x11	M	H	Y	4th:				
Kitchen:	13x11	M	H	Y	Rec/PlayRm:	19x11	B	T	N
Brkfst Rm:					ExerciseRm:	20x11	B	O	N
LaundryRm:	13x6	B	C	N					

Floor#:
Unit Entry Level:
Levels: 2 Levels
Baths: 4
Parking:

Bas: Y/DayliteWin, WalkOut, Finished

Foundation: BsmtPrCnc

	SqFt		FB	HB
Upper:	630	Upper Bth:	2	0
Main:	1,558	Main Bth:	0	1
Approx M/U Total:	2,188	Bsmt Bth:	1	0
Basement:	1,558	Total:	3	1
Approx M/U & WOBSM:	3,746			
% Finished Basement:	75+%			
Source: Assessor				

Frplc: 2/Basement, LivingRoom, GasStarter
Gar: Y/2CATC

Directions

82nd becomes 79th at Fall Creek, go east on Sunnyside, left(Sunnyside bends right to become Fox), go to Feather Bay entrance. In Feather Bay make immediate left to home.

Property Description

A superb Geist waterfront w/traditional exterior and an open contemporary flair inside. Features include maple hardwoods in lower level, stairs and landing, new granite-look counters, fireplace in main and lower levels, main level deck, master bedroom w/deck and jacuzzi bath. All fresh interior paint in neutral tones, all new entry door and so much more.

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

EXCLUDE BOAT LIFT, JET SKI LIFT STAYS. EXCLUDE CURTAINS IN MASTER BR AND CHILDS BR. ALL BLINDS STAY.

Description

Life Style: Detached **Arch Style:** TradAmer
Master BR: Balcony, DbISinks, Deck, Suite, WhirlpITub
Appl: CookTopGas, Dishwasher, Microwave, O/RElec, Refrigratr
Equip: HotTub, SecAlrmPd, SmokeAlarm, SumpPump, WtrSftnPd
Lot Info: Cul-De-Sac, DockOwned, Lakefront, OnReservor
Lot Size: .15 **Acres:** <1/4 Acre **# of Acr:** 0.15

Exterior: Brick, Cedar
Areas: BonusRoom, DbISinksMn, ExerciseRm, GreatRoom, LaundryRm
Porch: DeckUp, PatioOpen
Eating Area: DinComb/KT, Pantry
Interior Amen: AtticAcces, CeilCath, HrdwdFloor, ScrnsCompt, WalkInClos, WdWkPaintd
Exterior Amen: DrvConcret
Condo Description:

Utilities

Heating: ForcedAir, HeatPump
Cooling: CentrIElec, HeatPump
Utility Option: CableAvail, GasConn

Fuel: Gas
Water Htr: Gas

Primary Water Src: MunWtrConn
Primary Sewage Disp: MunSwrConn

Financial/Association Information

Poss Fincg: Conventnl, ICON, VA **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** \$425
Fee Includes: MaintAllGrd, MaintCommon, RemvlSnow

Office Information

TUCK17 : F.C. Tucker Company **OP:** 317-570-3800 **OF:** 317-570-3810 **Fdbk Email:** rogden@talktotucker.com
LAgt: 841 : Richard Ogden **Pref:** 317-590-5859 **PF:** **Show:** 317-955-5555 **Fdbk:** 317-216-4042
Team Name: **Hm:** 317-849-5859 **Ofc Ext:** **Cell:** **VM:** 317-216-4042
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** **Toll:**
Con1: **Poss:** Negotiable **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 03/23/2010 **BAC:** %3.18
Disc: **Disc Other:** DEFNN,MEDIA **XD:** **Entry Date:** 03/23/2010
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 03/23/2010