



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	5th Bedroom:	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, SepIceMach, 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