



Residential/Condo Media: 18 <http://www.tourfactory.com/753771>

BLC#: 21128630 **RES** **Status:** Active **Area:** 4904 **LP:** \$399,950 *

7832 TIMBER RUN CT **Lt:** 39.8970 **Ln:** -86.0012 **Map:**

Town: INDIANAPOLIS **Twp:** Lawrence **Zip:** 46256 **County:** Marion

Legal: TIMBERLINE SEC 1 L 24 **Sec:** 1 **Lot:** 24 **School:** Lawrence Township

Tax ID: 490130100008000400 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** \$2,182

Subdiv: TIMBERLINE SEC 1 L 24 **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2011

Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1997 **Est.Comp.Date:**

Loc:

Rooms: 12 **Bd:** 5

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:				Master:	17x15	M	C	N	
Family Rm:	47x16	B	C	N	2nd:	15x12	U	C	N
Great Rm:	20x20	M	C	N	3rd:	13x11	U	C	N
Dining:	15x12	M	C	N	4th:	14x13	U	C	N
Kitchen:	14x13	M	H	N	LaundryRm:	08x10	M	T	N
Brkfst Rm:	14x10	M	H	N	DenLibrary:	15x12	M	C	N
5thBedroom:	16x12	M	C	N					

	SqFt	FB	HB
Upper:	798	2	0
Main:	2,082	1	1
Approx M/U Total:	2,880	1	0
Basement:	1,866	4	1
Approx M/U & WOBSM:	4,746		
% Finished Basement:	75+%		
Source: Assessor			
		DOM:	516
		CDOM:	516

Bas: Y/9ft+Ceil, FinCeiling, WalkOut **Frplc:** 2/FamilyRm, GasLog, GreatRoom

Foundation: BsmtPrCnc **Gar:** Y/3CATC/FINGR,GROPN

Directions

From 79th & Fall Creek go South to Timberline on Right follow through stop sign to Timber Run Ct. on Left.

Property Description

If quiet serenity is what you are looking, then this is the home for you. Located on a wooded cds lot, you will own your own oasis. This 5BR/4.5BA hm has it all, a spac/open flr plan & room for everyone. GR with soaring 12 ft ceilings & wooded view will take your breath away. Gourmet kit w/granite tops, large island & ample brkfst space flows to the rest of the main lvl. Main lvl mstr feat a lux bth & lrg WIC. W/O lower lvl leads to lower deck & hottub, what more could you ask for?

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

Please contact List Agent for relocation documents. Exclude: Pool Table, Bar & Stools in basement, Refrigerator, Wash & Dryer, Garage Fridge

Description

Life Style: Detached **Arch Style:** TradAmer **Exterior:** Brick, Cedar
Master BR: DbISinks, MainLevel, WalkinClos, WhirlpTub, FTubSepShr **Areas:** DENLB, FOYLG, GREAT, LNDMN, RECRM
Appl: CookTopEle, Dishwasher, GrbgDispsl, Microwave, OvenBltn **Porch:** DeckMul, PorchCovrd
Equip: SecAlrmPd, SmpPmp w/Bac, SmokeAlarm, WtrSftnPd **Eating Area:** BrkfstRoom, FormalDR
Interior Amen: CeilCath, HrdwdFloor, WdWkStaind, WinThermI

Lot Info: Cul-De-Sac, TreeMature, Wooded **Exterior Amen:** DrvConcret

Lot Size: 0.35 AC **Acres:** 1/4-1/2 Acre # of Acr: 0.35 **Condo Description:**

Utilities

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

Financial/Association Information

Poss Fincg: Conventnl **Ownshp Int:** PUD **Fee Pd:** Quarterly **Fee Amt:** \$225
Fee Includes: AssocHmOwn, InsCommon, MaintCommon, NatureArea, Pool, ProfMgmt

Office Information

CESC04: CENTURY 21 Scheetz **OP:** 317-705-2500 **OF:** 317-573-5182 **Fdbk Email:** sold@kimsellsindy.com
LAgnt: 15467 : Kimberly Carpenter **Pref:** 317-509-4000 **PF:** **Show:** 317-955-5555 **Fdbk:** 317-509-4000
Team Name: **Hm:** 317-509-4000 **Ofc Ext:** 2638 **Cell:** 317-509-4000 **VM:**
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** **Toll:**
Con1: **Poss:** Negotiable **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 06/21/2011 **BAC:** %3.5
Disc: **Disc Other:** ONFIL **XD:** 12/21/2012 **Entry Date:** 06/21/2011
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 09/07/2012