



Residential/Condo Media: 21 <http://www.tourfactory.com/852721>

BLC#: 21209500 **RES** **Status:** Active **Area:** 4904 **LP:** \$235,000 *
9647 HAMPTON CI S **Lt:** 39.9055 **Ln:** -85.9975 **Map:** North 85 East
Town: INDIANAPOLIS **Twp:** Lawrence **Zip:** 46256 **County:** Marion
Legal: HAMPTONS AT GEIST SEC 3 L **Sec:** 3 **Lot:** 97 **School:** Lawrence Township
Tax ID: 490119132025000400 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** \$1,182
Subdiv: HAMPTONS AT GEIST **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2012
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1991 **Est.Comp.Date:**

Loc: **Rooms:** 11 **Bd:** 4

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	15x11	M	C	N	Master:	18x15	U	C	N
Family Rm:	17x15	M	C	N	2nd:	19x12	U	C	N
Great Rm:					3rd:	12x11	U	L	N
Dining:	13x11	M	C	N	4th:	11x11	U	L	N
Kitchen:	12x17	M	H	N	Rec/PlayRm:	14x18	B	V	N
Brkfst Rm:	17x9	M	H	N					
LaundryRm:	12x5	M	H	N					

	SqFt	FB	HB
Upper:	1,348	Upper Bth:	2 0
Main:	1,259	Main Bth:	0 1
Approx M/U Total:	2,607	Bsmt Bth:	0 0
Basement:	695	Total:	2 1
Approx M/U & BSMNT:	3,302		
% Finished Basement:	50-75%	DOM:	111
Source: Assessor		CDOM:	351

Bas: Y/Finished **Frplc:** 1 / GasLog, FamilyRm
Foundation: BsmtPrCnc **Gar:** Y / 2CATC / FINGR, GROPN,STORG

Directions

From 86th & Mud Creek go South OR From Fall Creek go North on Mud Creek to entrance of Hamptons at Geist at "T" turn Left to home on Left

Property Description

Come visit this updt'd home in Hampton's At Geist & you will want to call it home. This 4BR/2.5BA home features an open flr plan w/a formal LR & DR's, spac FR w/cozy gas frplc, open kit/brkfst area w/new hardwood floors. The upper level includes a large mstr BR w/WIC & add'l closet, lux bth & 3 add'l BR's that share a bth. Fnshd rec rm/playrm in bsmt. Ample storage in the bsmt, walk-in attic & oversized garage. Great neighborhood w/comm pool, pond & sidewalks. Great location!

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

Description

Life Style: Detached **Arch Style:** TwoStory, TradAmer **Exterior:** Brick, CompSidCmt
Master BR: DbISinks, FTubSepShr, WalkinClos, WhirlpITub **Areas:** FamilyRoom, Foyer2Story, GreatRoom, LndryRmMn, Rec/PlayRm
Appl: CookTopEle, Dishwasher, GrbgDispsl, MicroHood, OvenDouble, Refrigratr **Porch:** DeckMain, PorchCovrd
Equip: SmokeAlarm, SumpPump, WtrSftnPd **Eating Area:** BrkfstBar, BrkfstRoom, FormalDR
Interior Amen: AtticAcces, WalkInClos, WdWkPaintd, WinWood
Lot Info: Sidewalks, StrtLights, TreeMature **Exterior Amen:** DrvConcret
Lot Size: 0.40 AC **Acres:** <1/4 Acre **# of Acr:** 0.40 **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: Conventnl, FHA, VA, ICON **Ownshp Int:** PUD **Fee Pd:** Annually **Fee Amt:** \$300
Fee Includes: AssocHmOwn, EntryComm, InsCommon, MaintCommon, Pool

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:** 01/02/2013 **BAC:** %3.5
Disc: **Disc Other:** ONFIL **XD:** 07/02/2013 **Entry Date:** 01/02/2013
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 04/25/2013