



Residential/Condo Media: 24 www.tourfactory.com/950284

BLC#: 21212768 **RES** **Status:** Active **Area:** 4902 **LP:** \$150,000 *

3401 LINCOLN CT **Lt:** 39.8380 **Ln:** -86.2182 **Map:** North 49 East 34

Town: INDIANAPOLIS **Twp:** Pike **Zip:** 46228 **County:** Marion

Legal: NORTHERN ESTATES 4TH SEC **Sec:** 4 **Lot:** 235 **School:** Pike Township

Tax ID: 490617124062000600 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** \$840

Subdiv: **Tax Exempt:** HmTxEx **Tax Yr Due:** 2012

Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1966 **Est.Comp.Date:**

Loc: **Rooms:** 9 **Bd:** 4

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	23x13	M	C	N	Master:	18x14	U	H	N
Family Rm:	19x11	M	H	N	2nd:	13x13	U	H	N
Great Rm:					3rd:	13x12	U	C	N
Dining:	12x11	M	C	N	4th:	12x10	U	H	N
Kitchen:	10x10	M	V	N					
Brkfst Rm:	11x8	M	V	N					

Floor#:
Unit Entry Level:
Levels: 2 Levels
Baths: 3
Parking:

Bas: Y/Unfinished

Foundation: Basement-Block

	SqFt	FB	HB
Upper:	1,000	Upper Bth:	2 0
Main:	1,140	Main Bth:	0 1
Approx M/U Total:	2,140	Bsmt Bth:	0 0
Basement:	1,056	Total:	2 1
Approx M/U & BSMNT:	3,196		
% Finished Basement:		DOM:	91
Source: Assessor		CDOM:	91

Frplc: 1 / FamilyRm, WoodBurn

Gar: Y / 2CATC / GROPN, SRVDR

Directions

South on Kessler Bl W Dr to 46th St, to Lincoln Rd turn Left to Lincoln Ct to home.

Property Description

The possibilities are endless with this 4BR/2.5BA home on a quiet, mature cul-de-sac lot in Northern Estates. This home features a large formal living room, formal dining room, family room w/cozy frplc & hardwood floors, spacious mstr BR w/full bath & WIC, 3 add'l bedrooms & an unfinished bsmt. Relax on the screened porch overlooking the shady backyard. You'll feel like you have been transported back to a quieter time when you visit this home! Come take a look, you'll want to call it home!

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

This is an estate property being sold "As Is".

Description

Life Style: Detached **Arch Style:** TwoStory **Exterior:** Brick, Wood
Master BR: FullShrStl, WalkinClos **Areas:** FamilyRoom, FormalLvRm, FoyerSmall
Appl: Dishwasher, O/RElec, Refrigratr **Porch:** PatioOpen, PorchScrnd
Equip: SumpPump, WtrSftnPd **Eating Area:** FormalDR, BrkfstRoom
Lot Info: Cul-De-Sac, TreeMature **Interior Amen:** HrdwdFloor, WdWkPaintd
Lot Size: 0.498 **Acres:** 1/4-1/2 Acre # of Acr: 0.50 **Exterior Amen:** DrvAsphalt
Condo Description:

Utilities

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

Financial/Association Information

Poss Fincg: Conventnl, FHA, VA **Ownshp Int:** NoAssoc **Fee Pd:** **Fee Amt:**
Fee Includes:

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:** AtClosing **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 01/24/2013 **BAC:** %3.5
Disc: **Disc Other:** ASIS,MEDIA **XD:** 07/24/2013 **Entry Date:** 01/24/2013
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 04/26/2013