



**Residential/Condo** Media: 24 [www.tourfactory.com/1011488](http://www.tourfactory.com/1011488)  
**BLC#:** 21236555 RES **Status:** Active **Area:** 4904-Marion - Lawrence **LP:** \$162,000 \*  
**10141 SANDCHERRY LN** **Lt:** 39.8671 **Ln:** -85.9883 **Map:** North 62 East 0  
**Town:** INDIANAPOLIS **Twp:** Lawrence **Zip:** 46236 **County:** Marion  
**Legal:** WATSON FARMS **Sec:** 6 **Lot:** 345 **School:** Lawrence Township  
**Tax ID:** 490804117016000407 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** \$748  
**Subdiv:** WATSON FARMS **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2012  
**Builder/Project/Contractor:** **Const.Stage:** **Yr Built:** 1998 **Est.Comp.Date:**

**Loc:**  
**Rooms:** 10 **Bd:** 3  
**Floor#:**  
**Unit Entry Level:**  
**Levels:** 2 Levels  
**Baths:** 3  
**Parking:**  
**Bas:** N  
**Foundation:** Slab

| SqFt                                 | FB                  | HB |
|--------------------------------------|---------------------|----|
| <b>Upper:</b> 960                    | <b>Upper Bth:</b> 2 | 0  |
| <b>Main:</b> 1,270                   | <b>Main Bth:</b> 0  | 1  |
| <b>Approx M/U Total:</b> 2,230       | <b>Bsmt Bth:</b> 0  | 0  |
| <b>Basement:</b> 0                   | <b>Total:</b> 2     | 1  |
| <b>Approx M/U &amp; NOBSM:</b> 2,230 |                     |    |
| <b>% Finished Basement:</b>          | <b>DOM:</b> 157     |    |
| <b>Source:</b> Assessor              | <b>CDOM:</b> 157    |    |

**Approx. Room Sizes/Descriptions**

|                   | L     | F | W |   | L                 | F     | W |   |   |
|-------------------|-------|---|---|---|-------------------|-------|---|---|---|
| <b>Living:</b>    | 13x13 | M | C | N | <b>Master:</b>    | 15x12 | U | C | N |
| <b>Family Rm:</b> | 20x16 | M | C | N | <b>2nd:</b>       | 11x11 | U | C | N |
| <b>Great Rm:</b>  |       |   |   |   | <b>3rd:</b>       | 13x11 | U | C | N |
| <b>Dining:</b>    | 13x13 | M | C | N | <b>4th:</b>       |       |   |   |   |
| <b>Kitchen:</b>   | 14x11 | M | V | N | <b>LaundryRm:</b> | 9x8   | M | V | N |
| <b>Brkfst Rm:</b> | 11x10 | M | V | N |                   |       |   |   |   |
| <b>Loft:</b>      | 17x11 | U | C | N |                   |       |   |   |   |

**Frplc:** 1 / FamilyRm, GasLog

**Gar:** Y / 2CATC / GROPN, STORG,WORKS

**Directions**

63rd St between Sunnyside & Lee Rd to Watson Famrs, follow to Alexia turn Left to Honeywell turn Right then Left on Sandcherry Ln to home on Right

**Property Description**

Looking for a home that you can simply move into? Look no further than this well maintained 3BR/2.5BA home on a tranquil pond. As you enter, the pride of ownership shines thru in this one owner home. Main lvl features a formal LR, formal DR, nice kit w/all applcs, spac brkfst area & a large FR w/cozy frplc. Upper lvl is hilited by a spac mstr ste w/lux bth w/whirlpl tub, sep shwr & dbl sinks. Love outdoor space, then this deck will impress. Man cave in the gar w/wrkbch & storage rm.

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

Seller will pay \$3000 towards closing costs with acceptable offer.

**Description**

**Life Style:** Detached **Arch Style:** TradAmer **Exterior:** Brick, Vinyl  
**Master BR:** DbISinks, FTubSepShr, WhirlplTub **Areas:** FamilyRoom, FoyerSmall, LndryRmMn  
**Appl:** Dishwasher, Dryer, GrbgDispsl, MicroHood, O/RGas, Refrigratr, Washer  
**Equip:** SmokeAlarm, WtrSftnPd **Porch:** DeckMain  
**Eating Area:** BrkfstRoom, FormalDR  
**Interior Amen:** CeilCath, WdWkPaintd, WinTherml  
**Exterior Amen:** DrvConcret

**Lot Info:** Pond, TreeMature **Exterior Amen:** DrvConcret  
**Lot Size:** 0.17 AC **Acres:** <1/4 Acre **# of Acr:** 0.17 **Condo Description:**

**Utilities**

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

**Financial/Association Information**

**Poss Fincg:** Conventnl, FHA, VA **Ownshp Int:** PUD **Fee Pd:** Annually **Fee Amt:** \$320  
**Fee Includes:** InsCommon, MaintCommon, Pool, PrkPlygrnd

**Office Information**

**CESC04:** CENTURY 21 Scheetz **OP:** 317-705-2500 **OF:** 317-573-5182 **Fdbk Email:** [sold@kimsellsindy.com](mailto:sold@kimsellsindy.com)  
**LAgT:** 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:** 06/04/2013 **BAC:** %3.5  
**Disc:** **Disc Other:** MEDIA **XD:** 12/04/2013 **Entry Date:** 06/05/2013  
**Insp/Warr:** Not Applicable **Dir Solicit:** N **Show:** Y 10/09/13 **WD:** **Chg Date:** 11/07/2013