



Residential/Condo Media: 24 www.tourfactory.com/1115500

BLC#: 21275443 **RES** **Status:** Active **Area:** 4902-Marion - Pike **LP:** \$135,000

7109 TAPPAN DR **Lt:** 39.8833 **Ln:** -86.2253

Town: INDIANAPOLIS **Twp:** PIKE **Zip:** 46268

Legal: CROOKED CREEK HEIGHTS SEC **Sec:** **Lot:** 976

Map:
County: Marion
School: Pike Township

Tax ID: 490330120023000600 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** \$750
Subdiv: CROOKED CREEK HEIG **Tax Exempt:** HmTxExNotR, MrTxExNotR **Tax Yr Due:** 2014
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1991 **Est.Comp.Date:**

Loc: **Rooms:** 7 **Bd:** 3

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:				Master:	17x13	M	C	N	
Family Rm:				2nd:	13x10	M	C	N	
Great Rm:	20x16	M	H	N	3rd:	12x10	M	C	N
Dining:	16x9	M	H	N	4th:				
Kitchen:	10x9	M	T	N					
Brkfst Rm:	10x8	M	T	N					

Floor#:
Unit Entry Level:
Levels: 1 Level
Baths: 2
Parking:

Bas: N
Foundation: Slab

	SqFt	BD	FB	HB
Upper:	0	0	0	0
Main:	1,482	2	0	0
Approx M/U Total:	1,482	0	0	0
Basement:	0	3	2	0
Approx M/U & NOBSM:	1,482			
% Finished Basement:				
Source: Assessor				

DOM: 1
CDOM: 1

Frplc: 1 / GreatRoom, WoodBurn

Gar: Y / 2CATC / GROPN

Directions

From Michigan Road go west on 71st (Westlane) to Entrance of Crooked Creek Heights (Camberwood) Go North to 1st Street on the left, Tappan, home is on the right

Property Description

Welcome home to this beautifully maintained 3BR/2BA home overlooking a tranquil pond in Crooked Creek Heights. You don't need to do a thing, just move right in! This bright, open ranch features a vaulted GR w/new hrdwd floors & cozy frplc, DR, updatd kit w/center island & stainless applcs. Split BR's with a spac mstr ste w/WIC & updatd bth, two add'l BR's on the other side of the home. Relaxing deck overlkng the fenced rear yard& pond. Conveniently located, close to everything!

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

Exclude washer, dryer, refrigerator, alarm system, GR drapery, Mstr draperies & white cabinet in second bathroom. Exemptions have been filed and will be reflected in the 2013 payable 2014 property taxes.

Description

Life Style: Detached **Arch Style:** Ranch
Master BR: FTub w/Shr, WalkInClos
Appl: Dishwasher, GrbgDispsl, MicroHood, O/RElec

Equip: Not Applicable

Lot Info: Lakefront
Lot Size: 70x145 **Acres:** 1/4-1/2 **Acre # of Acr:** 0.30

Exterior: Aluminum
Areas: FoyerSmall, LndryCloset, OthrBdMain
Porch: DeckMain
Eating Area: BrkfstRoom, CntrIsland, DinComb/GR, KitUpdated
Interior Amen: AtcPIDnStr, CeilCath, HrdwdFloor, WalkInClos, WdWkPaintd, WinTherml
Exterior Amen: DrvConcret, FenceFullR

Condo Description:

Utilities

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

Financial/Association Information

Poss Fincg: Conventnl, FHA, VA **Ownshp Int:** Party Wall Agreement **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
LAg: 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:** 02/18/2014 **BAC:** %3.5
Disc: **Disc Other:** ONFIL **XD:** 08/18/2014 **Entry Date:** 02/18/2014
Insp/Warr: Not Applicable **Dir Solicit:** N **Show:** Y 02/18/14 **WD:** **Chg Date:** 02/19/2014