



Residential/Condo Media: 23 <http://www.tourfactory.com/1200432>
BLC#: 21305906 RES **Status:** Active **Area:** 4902-Marion - Pike **LP:** \$135,000
6018 POLONIUS LN **Lt:** 39.8631 **Ln:** -86.2673 **Map:**
Town: INDIANAPOLIS **Twp:** PIKE **Zip:** 46254 **County:** Marion
Legal: STRATFORD GLEN **Sec:** 6 **Lot:** 231 **School:** Pike Township
Tax ID: 490501129022000600 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** \$636
Subdiv: STRATFORD GLEN **Tax Exempt:** MortTaxEx, HmTxEx **Tax Yr Due:** 2014
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1996 **Est.Comp.Date:**

Loc:
Rooms: 7 **Bd:** 3
Floor#:
Unit Entry Level:
Levels: 2 Levels
Baths: 3
Parking:
Bas: N
Foundation: Slab

| SqFt | | FB | HB |
|----------------------|-------|------------|-----|
| Upper: | 771 | Upper Bth: | 2 0 |
| Main: | 856 | Main Bth: | 0 1 |
| Approx M/U Total: | 1,627 | Bsmt Bth: | 0 0 |
| Basement: | 0 | Total: | 2 1 |
| Approx M/U & NOBSM: | 1,627 | | |
| % Finished Basement: | | DOM: | 1 |
| Source: Assessor | | CDOM: | 1 |

Approx. Room Sizes/Descriptions

| L F W | | | | L F W | | | |
|------------|-------|-------|--|---------|-------|-------|--|
| Living: | | | | Master: | 16X12 | U C Y | |
| Family Rm: | | | | 2nd: | 11X11 | U C Y | |
| Great Rm: | 20X19 | M C Y | | 3rd: | 11X10 | U C Y | |
| Dining: | 12X10 | M C Y | | 4th: | | | |
| Kitchen: | 15X11 | M V Y | | | | | |
| Brkfst Rm: | | | | | | | |
| LaundryRm: | 9X6 | M V Y | | | | | |

Frplc: 1 / GasLog, GreatRoom
Gar: Y / 2CATC / GROPN

Directions

West on 62nd from Zionsville Rd. South on King Lear into Stratford Glen follow to Tybalt Lane south to Polonius Lane East to home.

Property Description

Wow, what a beautifully maintained 3BR/2.5BA home on a tranquil pond in Stratford Glen. The open flr plan features a soaring GR w/a cozy gas frplc, for DR, fully equipped kit w/all applcs even the washer/dryer. Mstr ste is highlighted by the cathedral clng & luxurious bath w/whirlpool tub/sep shwr. Enjoy quiet evenings on your glass enclosed porch overlooking the fully fenced yard & pond. Freshly painted interior, newer carpet, new vinyl, new furnace & W/H. Great n'hood amenities too!

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

Description

Life Style: Detached **Arch Style:** TwoStory
Master BR: FTubSepShr, WalkinClos, WhirlpTub
Appl: Dryer, GrbgDispsl, MicroHood, O/RElec, Refrigratr, Washer
Equip: SmokeAlarm

Exterior: Brick, Vinyl
Areas: FoyerSmall, GreatRoom, LndryRmMn
Porch: PatGlsEncl, PorchCovrd
Eating Area: EatInKitch, FormalDR, Pantry
Interior Amen: CeilCath, CeilVaultd, ScrnsCompt, WalkInClos, WdWkStaind, WinThermI
Exterior Amen: DrvConcret, FenceFullR

Lot Info: Lakefront, Sidewalks, TreeMature
Lot Size: 51X100 **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:** SemiAnnu **Fee Amt:** \$220
Fee Includes: AssocHmOwn, Clubhouse, InsCommon, MaintCommon, PrkPlygrnd, Pool, RemvlSnow

Office Information

CESC04 : CENTURY 21 Scheetz **OP:** 317-705-2500 **OF:** 317-573-5182 **Fdbk Email:** 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:** 07/24/2014 **BAC:** %3.5
Disc: **Disc Other:** COVEN,DEFNN,ONFIL **XD:** 01/24/2015 **Entry Date:** 07/25/2014
Insp/Warr: Warranty Homebuyers, Not Applicable **Dir Solicit:** N **Show:** Y 07/25/14 **WD:** **Chg Date:** 07/25/2014