



Residential/Condo Media: 20 www.tourfactory.com/LDXR1205912
BLC#: 21307463 **CND** Status: Active **Area:** 4904-Marion - Lawrence **LP:** \$120,000
7440 Prairie Lake DR U #: 2 **Lt:** 39.8928 **Ln:** -86.0371 **Map:** North 76 East
Town: Indianapolis **Twp:** Lawrence **Zip:** 46256 **County:** Marion
Legal: Castleton Farms **Sec:** 7 **Lot:** 0 **School:** Lawrence Township
Tax ID: 490226102202000 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** \$546
Subdiv: Castleton Farms **Tax Exempt:** HmTxEx **Tax Yr Due:** 2014
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1983 **Est.Comp.Date:**

Loc: BldgPrivateEntry, GroundLevl
Rooms: 7 **Bd:** 2
Floor#: 1
Unit Entry Level: 1
Levels: 1 Level
Baths: 2
Parking:
Bas: N
Foundation: Slab

SqFt		FB	HB
Upper:	0	Upper Bth:	0 0
Main:	1,924	Main Bth:	2 0
Approx M/U Total:	1,924	Bsmt Bth:	0 0
Basement:	0	Total:	2 0
Approx M/U & NOBSM:	1,924		
% Finished Basement:		DOM:	0
Source: Assessor		CDOM:	0

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W
Living:	19x20	M	H	N	Master:	16X12	M C N
Family Rm:					2nd:	19X11	M C N
Great Rm:					3rd:		
Dining:	13X9	M	H	N	4th:		
Kitchen:	9X11	M	T	N	LaundryRm:	12X9	M T N
Brkfst Rm:							
SunRoom:	11X11	M	C	N			

Frplc: 1 / LivingRoom, MasonryFP
Gar: Y / 2CBLT / FINGR, GROPN

Directions

From I-69: take exit for 82nd Street, head east on 82nd, turn south onto Hague Rd, in .3 miles - turn right onto E Prairie Lake Dr, turn right onto Prairie Lake Dr, follow signs for 7440.

Property Description

Castleton Farms condo with spacious layout on single level with 2 car garage. Large living room with brick fireplace, built-in shelving & vaulted ceiling. Relax with a book in the enclosed sunroom or covered front porch. Kitchen features stainless steel appliances, wood cabinetry & tile flooring. Master bedroom has private full-bath & walk in closet. Laundry room features tile flooring, wood cabinetry & utility sink. Neighborhood pond, fitness trail, pool & clubhouse. Easy access to I69 & 465.

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

Description

Life Style: Attached,Gdn/Pat/Zr **Arch Style:** Ranch, TradAmer **Exterior:** Brick, Vinyl
Master BR: FTub w/Shr, MainLevel, SplitBedRm, WalkinClos **Areas:** GreatRoom, LaundryRm, SunRoom
Appl: Dishwasher, GrbgDispsl, MicroHood, O/RElec
Equip: SmokeAlarm, WtrSftnPd **Porch:** PorchCovrd
Eating Area: FormalDR, SeparateRm
Interior Amen: HrdwdFloor, WinTherml
Exterior Amen: DrvConcret
Condo Description: BldgPrivateEntry, GroundLevl

Lot Info: Cul-De-Sac, TreeMature
Lot Size: 0 **Acres:** <1/4 Acre **# of Acr:** 0.00

Utilities

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

Financial/Association Information

Poss Fincg: Conventnl **Ownshp Int:** HPR, MandFee **Fee Pd:** Monthly **Fee Amt:** \$218
Fee Includes: InsCommon, Lawncare, MaintAllGrd, MaintBldExt, Pool, ProfMgmt, RemvlSnow, RemvlTrash

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: 35355 Arlo Daunhauer **Pref:** 317-600-7992 **Type:** Exclusive Right to Sell **Dir:**
Con1: **Poss:** Negotiable **Var:** N **Toll:**
Con2: **Auction Lic#:** **LD:** 08/01/2014 **Pager:**
Disc: **Disc Other:** COVEN,ONFIL **XD:** 01/31/2015 **BAC:** %3.5
Insp/Warr: Warranty Homebuyers **Dir Solicit:** N **Show:** Y 08/01/14 **WD:** **Entry Date:** 08/01/2014
Chg Date: 08/01/2014