



Residential/Condo Media: 24 <http://www.tourfactory.com/1213972>
BLC#: 21310561 **RES** **Status:** Active **Area:** 4904-Marion - Lawrence **LP:** \$270,000
9740 BELCREST LN **Lt:** 39.9038 **Ln:** -85.9961 **Map:** North 79 East
Town: INDIANAPOLIS **Twp:** LAWRENCE **Zip:** 46256 **County:** Marion
Legal: RIDGEWOOD HILLS **Sec:** 4B **Lot:** 132 **School:** Lawrence Township
Tax ID: 490119134006000400 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** \$1,269
Subdiv: RIDGEWOOD HILLS **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2014
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 2002 **Est.Comp.Date:**

Loc: **Rooms:** 12 **Bd:** 4

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W
Living:				Master:	19X13	U	C N
Family Rm:	18X16	B	C N	2nd:	13X11	U	C N
Great Rm:	16X15	M	C N	3rd:	12X11	U	C N
Dining:	12X10	M	H N	4th:	12X10	U	C N
Kitchen:	19X14	M	H N	LaundryRm:	08X08	M	H N
Brkfst Rm:	14X09	M	H N	BonusRoom:	10X12	B	C N
DenLibrary:	12X11	M	H N				

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

	SqFt	FB	HB
Upper:	1,136	2	0
Main:	1,080	0	1
Approx M/U Total:	2,216	0	0
Basement:	1,080	2	1
Approx M/U & DAYLT:	3,296		
% Finished Basement:	75+%		
Source: Assessor			
		DOM:	23
		CDOM:	23

Bas: Y/9ft+Ceil, DayliteWin, Finished
Foundation: BsmtPrCnc
Frplc: 1 / GasLog, GreatRoom
Gar: Y / 3CATC / FINGR, GROPN,SIDEL

Directions

North on Fall Creek from 79th/82nd to the entrance of Ridgewood Hills. Proceed to the first stop sign, turn left to home on the right.

Property Description

You will feel right at home when you enter this meticulous 4BR/2.5BA hm in Ridgewood Hills. From the gleaming hrdwds to the new carpet, no detail has been missed. Open 1st floor w/den, for DR, kit w/island, granite& stnls applcs, spac brkfst area & FR w/cozy frplc. The mstr ste has a vaulted BR, luxurious bth & custom WIC, with 3 add'l BR's & bath completing the upper level. Fnshd bsmt too w/a custom bar included. Relaxing deck overlooking the peaceful backyard. Easy access to 1-69 & 465.

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

Exclude: Basketball goal, washer & dryer, refrigerator. Deck Swing and Grill Pergola included

Description

Life Style: Detached **Arch Style:** TwoStory **Exterior:** Brick, CompSidCmt
Master BR: DbISinks, FTubSepShr, GardenTub, WalkinClos **Areas:** DenLibrary, FamilyRoom, Foyer2Story, LndryRmMn
Appl: Dishwasher, GrbgDispsl, MicroHood, O/RElec **Porch:** DeckMain, PorchCovrd
Equip: SecAlrmPd, SmokeAlarm, SumpPump **Eating Area:** BrkfstBar, BrkfstRoom, CntrIsland, FormalDR
Interior Amen: HrdwdFloor, WalkinClos, WdWkPaintd, WinThermI
Exterior Amen: DrvConcret, Sprkr/IrrSys

Lot Info: Sidewalks, TreesSmall

Lot Size: 0.28 AC **Acres:** 1/4-1/2 Acre # of Acr: 0.28

Condo Description:

Utilities

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

Financial/Association Information

Poss Fincg: Conventnl, FHA, VA **Ownshp Int:** PUD **Fee Pd:** Quarterly **Fee Amt:** \$225
Fee Includes: InsCommon, MaintCommon, PrkPlygrnd, ProfMgmt, Pool, RemvISnow

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:** 08/18/2014 **BAC:** %3.50
Disc: **Disc Other:** COVEN,NOREQ **XD:** 08/18/2015 **Entry Date:** 08/19/2014
Insp/Warr: Warranty Homebuyers **Dir Solicit:** N **Show:** Y 08/19/14 **WD:** **Chg Date:** 09/08/2014