



### Kimberly Carpenter

Broker - CENTURY 21 Scheetz  
 Creating friendships, one home at a time



Office: 317-705-2500  
 Cell: 317-509-4000  
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sold@kimsellsindy.com

#### 11951 Fairway Circle North Dr, Indianapolis, IN 46236

Prop Sub/Trans: **Single Family/Sale**  
 School Dist: **Lawrence Township**  
 Subdivision: **Geist Valley Estates**  
 Legal Desc: **Geist Valley Estates**  
 Bldr/Prjct/Cont:

Area: **4904 - Marion - Lawrence**  
 County: **Marion**  
 Location:  
 New Const: **No**

Status: **Active**  
 BLC#: **21320707**  
 DOM/CDOM: **100/100**  
 Twp: **Lawrence**  
 Lat/Long: **39.8903/-85.9544**  
 Stage:

Sold/Lsed\$:  
 List/MoRnt \$: **\$140,000 \***  
 Year Built: **1985**  
 Section/Lot: **1/50**  
 Map: --  
 Est.Comp. Date:  
 Solid Waste: **Yes**  
 Tax Exempt: **HmTxEx, MortTaxE**



Tax ID: **490127112042000407**  
 Semi Tax: **\$650**

MultiTax ID:  
 Tax Year Due: **2014 650**

	Soft
Upper:	0
Main:	1,588
Apprx M/U Ttl:	1,588
Basement:	0
Apprx M/U & Bsmnt:	1,588
% Fin Bsmnt:	
Source:	Assessor

	EB	HB
Upper:	0	0
Main:	2	0
Bsmnt:	0	0
Total:	2	0

Beds: **3**  
 Baths: **2/0**  
 # Rooms: **6**  
 Floor #:  
 Levels: **1 Level**  
 Unit Entry Lvl:

Garage: **Yes, 2CarAttach, FinGarage**  
 Parking:  
 Basement: **No**  
 Foundation: **Crawl**

Fireplace: **1, GreatRoom, WoodBurn**



#### Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	14x12	Main	Carpeting	No	2ndBedroom	13x10	Main	Carpeting	No
3rdBedroom	11x11	Main	Carpeting	No	GreatRoom	21x15	Main	Carpeting	No
Kitchen	13x13	Main	Vinyl	No	LaundryRm	11x05	Main	Vinyl	No

#### Directions

East on 75th From Oaklandon to the 1st right - turn south on Geist Valley Blvd - Left at "T" Fairway Cir N Drive to home on Right.

#### Property Description

The pride of ownership shines thru in this updt 3BR/2BA ranch in Geist Valley Estates. Updt kit w/stnless applncs, newer cabinets & countertops which opens to the spac GR w/cozy wood burning frplc. Nice mstr ste /full bth & WIC along with 2 add'l BR's, hall bth & laundry area complete the indoor living space. Multi-level deck adjoins large above ground pool & overlks the fully fenced yard, great for entertaining. Nice n'hood with no HOA. Come for a visit, you'll want to call it home.

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

Exclude: Washer, dryer, refrigerator & garage freezer. Seller will remove above ground pool upon request.

#### Description

Lifestyle: <b>Detached</b>	Arch Style: <b>Ranch</b>
Exterior: <b>Brick</b>	Porch: <b>DeckMul, PorchCovrd</b>
Master Bedroom: <b>FullShrStl, WalkinClos</b>	Areas: <b>FoyerSmall, LndryRmMn</b>
Appliances: <b>Dishwasher, GrbgDispsl, MicroHood, O/RElec</b>	Eating Area: <b>BrkfstBar, EatInKitch, KitUpdated, KtSomeUpdt</b>
Equipment: <b>SmokeAlarm, SumpPump</b>	Interior Amen: <b>CeilCath, WinTherml, WdWkStaind</b>
Lot Info: <b>Sidewalks, TreeMature</b>	Exterior Amen: <b>BarnStorag, DrvConcret</b>
Lot Size: <b>.23</b> Acres:	# of Acres: <b>0.23</b> Condo Descrip:

#### Utilities/Environmental

Heating: <b>ForcedAir</b>	Fuel: <b>Gas</b>	Green Certificate:
Cooling: <b>CeilPadFan, CentrIElec</b>	Primary Wtr Source: <b>MunWtrConn</b>	
Water Heater: <b>Electric</b>	Primary Sewage Disp: <b>MunSwrConn</b>	
Utility Option: <b>GasConn</b>		

#### Financial/Association Information

Possible Financing: <b>Conventnl, FHA, VA</b>	Fee Paid:	Fee Amnt:
Ownership Int: <b>NoAssoc</b>		

#### Contract Information

Possession: <b>Negotiable</b>	FHA Certified:	BAC: <b>3.5 %</b>	List Date: <b>10/15/14</b>
Disclosures: <b>None</b>		Variable Rate Comm: <b>No</b>	Entry Date: <b>10/16/14</b>
Disclosures Other: <b>SellerDiscOF</b>		Direct Soliciting: <b>No</b>	Expiration Date: <b>04/15/15</b>
Listing Type: <b>Exclusive Right to Sell</b>		Avail for Showing: <b>Yes</b>	Withdrawn Date:
Circumstances of Sale:		Avail for Showing Dt: <b>10/16/14</b>	Change Date: <b>01/23/15</b>
Inspect & Warranties: <b>Not Applicable</b>			

#### Office Information

Listing Firm: <b>CESC04: CENTURY 21 Scheetz</b>	Office Phone: <b>317-705-2500</b>	Office Fax: <b>317-573-5182</b>
List Agent: <b>15467: Kimberly Carpenter</b>	Feedback Email: <b>sold@kimsellsindy.com</b>	
Direct Work Phone: <b>317-509-4000</b>	Feedback Phone: <b>317-509-4000</b>	Showing: <b>317-955-5555</b>
Preferred Phone: <b>317-509-4000</b>	Home Phone: <b>317-509-4000</b>	Cell Phone: <b>317-509-4000</b>
Team Name:	Preferred Fax:	

Requested By: Kimberly Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Friday, January 23, 2015 09:29 PM