



Residential/Condo Media: 18 <http://www.tourfactory.com/1345992>
BLC#: 21353206 RES **Status:** Active **Area:** 4904-Marion - Lawrence **LP:** \$110,000
#12658 Feldspar Rd **Lt:** 39.8882 **Ln:** -85.9399 **Map:**
Town: Indianapolis **Twp:** Lawrence **Zip:** 46236 **County:** Marion
Legal: BOULDERS AT GEIST SEC 5 L **Sec:** **Lot:** 92 **School:** Lawrence Township
Tax ID: 490127143018000407 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** \$467
Subdiv: Boulders At Geist Sec **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2014
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1993 **Est.Comp.Date:**

Loc:
Rooms: 6 **Bd:** 3
Floor#:
Unit Entry Level:
Levels: 1 Level
Baths: 2
Parking:
Bas: N
Foundation: Slab

SqFt	FB	HB
Upper:	0	0
Main:	1,224	2
Approx M/U Total:	1,224	0
Basement:	0	2
Approx M/U & NOBSM:	1,224	0
% Finished Basement:		
Source: Assessor	DOM: 0	CDOM: 0

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W
Living:				Master:	17x11	M	C N
Family Rm:				2nd:	12x10	M	C N
Great Rm:	17x15	M	C N	3rd:	11x9	M	C N
Dining:				4th:			
Kitchen:	15x11	M	V N				
Brkfst Rm:							
LaundryRm:	8x6	M	V N				

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

Directions

East on 75th st from Oaklandon Rd or West on 75th from Carroll Road to Quartz Rock Rd. Rt on Quartz Rock to Red Rock. Rt on Red Rock to Feldspar. Left on Feldspar to home on left.

Property Description

Great opportunity to own a home and pay less than rent. This 3BR/2BA home features an open floor plan with vaulted great room that opens to the eat-in kitchen with all appliances included. Split bedrooms offer quiet and privacy to the master suite. You can relax on your deck overlooking the tranquil pond. Washer and dryer included too, just move in! Furnace & water heater 1 year old & roof 3-4 years old. Conveniently located in this quiet neighborhood with no association!

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

Water heater and furnace 1 year old.

Description

Life Style: Detached **Arch Style:** Ranch **Exterior:** Brick, Vinyl
Master BR: DbISinks, GardenTub, SplitBedRm, WalkinClos **Areas:** GreatRoom, LndryRmMn
Appl: Dishwasher, Dryer, GrbgDispsl, MicroHood, O/RElec, Refrigratr, Washer **Porch:** DeckMain
Equip: SmokeAlarm **Eating Area:** EatInKitch, Pantry
Interior Amen: AtticAcces, CeilVaultd, WdWkStaind, WinTherml
Exterior Amen: DrvConcret
Lot Info: Pond, TreeMature
Lot Size: .25 **Acres:** 1/4-1/2 **Acre # of Acr:** 0.25 **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:** None **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
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:** 05/14/2015 **BAC:** %3.5
Disc: **Disc Other:** ONFIL **XD:** 11/13/2015 **Entry Date:** 05/14/2015
Insp/Warr: Not Applicable **Dir Solicit:** N **Show:** Y 05/14/15 **WD:** **Chg Date:** 05/14/2015