



Residential/Condo Media: 24 <http://tours.vht.com/C21SIN/T433244908>
BLC#: 21356539 RES **Status:** Active **Area:** 2912-Hamilton - Fall Creek **LP:** \$325,000
#9738 Clay Brook Dr **Lt:** 39.9305 **Ln:** -85.9056 **Map:**
Town: Mccordsville **Twp:** Fall Creek **Zip:** 46055 **County:** Hamilton
Legal: Westbrooke at Geist **Sec:** **Lot:** 0 **School:** Hamilton Southeastern
Tax ID: 291512045008000020 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** \$1,496
Subdiv: Westbrooke at Geist **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2014
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 2013 **Est.Comp.Date:**

Loc:
Rooms: 21 **Bd:** 5
Floor#:
Unit Entry Level:
Levels: 2 Levels
Baths: 4
Parking:
Bas: Y/DayliteWin, PlumbRough, Unfinished
Foundation: BsmtPrCnc

SqFt		FB	HB
Upper:	1,866	Upper Bth:	2 0
Main:	1,605	Main Bth:	1 1
Approx M/U Total:	3,471	Bsmt Bth:	0 0
Basement:	820	Total:	3 1
Approx M/U & DAYLT:	4,291		
% Finished Basement:	0-25%	DOM:	2
Source: Assessor		CDOM:	2

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W
Living:				Master:	18x17	U	C Y
Family Rm: 20x20	B	O	N	2nd:	16x12	U	C Y
Great Rm: 20x18	M	C	Y	3rd:	16x12	U	C Y
Dining:				4th:	14x13	U	C Y
Kitchen: 16x10	M	L	N	LaundryRm: 10x7	M	L	N
Brkfst Rm: 16x13	M	L	Y	BonusRoom: 15x11	U	C	Y
5thBedroom: 14x12	M	C	Y				

Bas: Y/DayliteWin, PlumbRough, Unfinished
Foundation: BsmtPrCnc
Frplc: 1 / GasStarter, GreatRoom
Gar: Y / 3CATC / GROPN

Directions

From 96th St & Olio, head east on 96th to second neighborhood (Westbrooke at Geist). Turn left into neighborhood and take immediate right onto Clay Brook. Follow around to home on left hand side.

Property Description

Look quickly at this spacious 5 BDR, 3.5 Bath home in HSE school district it will not be on market long. Huge Master Suite with sitting room upstairs, main level bedroom could be 2nd Master or Guest Suite. From expansive kitchen with granite and SS appl, to the private office, cat 5 wiring throughout, and loft this home has tons to offer in 3400 sq ft. Space to spread out and a unfinished basement awaiting your decorating touch.

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

Prelim title work is at Meridian Title.

Description

Life Style: Detached **Arch Style:** Arts&Crafts/man, TwoSt **Exterior:** Brick, CompSidCmt

Master BR: DbISinks, FullShrStl, GardenTub, SittingRm, WhirlPlTub **Areas:** BonusRoom, DenLibrary

Appl: Dishwasher, Dryer, Microwave, O/RElec, Refrigratr, Washer

Equip: NetworkRdy, SmokeAlarm, SumpPump, WtrSftnPd

Porch: DeckMain, PorchCovrd

Eating Area: BrkfstRoom, CntrIsland, EatInKitch, PntryWkln

Interior Amen: AtticAcces, CeilRaised, HrdwdFloor, WalkInClos, WdWkPaintd, StorgLock

Lot Info: Sidewalks, StormSewer, StrtLights, TreesSmall

Exterior Amen: DrvConcret

Lot Size: .23 **Acres:** <1/4 Acre **# of Acr:** 0.23

Condo Description:

Utilities

Heating: ForcedAir

Fuel: Gas

Primary Water Src: MunWtrConn

Cooling: CentrElec

Water Htr: Electric

Primary Sewage Disp: MunSwrConn

Utility Option: CableAvail, GasConn, HighSpdAvl

Financial/Association Information

Poss Fincg: Conventnl, FHA, ICON, VA

Ownshp Int: MandFee

Fee Pd: Annually **Fee Amt:** \$330

Fee Includes: EntryComm, InsCommon, MaintCommon, ProfMgmt, RemvISnow

Office Information

CESC04: CENTURY 21 Scheetz

OP: 317-705-2500

OF: 317-573-5182

Fdbk Email: thouterloot@c21scheetz.com

LAg: 34719 : Tim Houterloot

Pref: 317-997-0165

PF:

Show: 317-955-5555

Fdbk: 317-997-0165

Team Name:

Hm: 317-705-2500

Ofc Ext: 0

Cell: 317-997-0165

VM:

CoAgt/Asst: 15467 Kimberly Carpenter

Pref: 317-509-4000

Type: Exclusive Right to Sell

Dir:

Toll:

Con1:

Poss: AtClosing

Var: N

Pager:

Con2:

Auction Lic#:

LD: 06/01/2015

BAC: %3

Disc: **Disc Other:** NONE

XD: 09/01/2015

Entry Date: 06/01/2015

Insp/Warr: Not Applicable

Dir Solicit: N **Show:** Y 06/01/15

WD:

Chg Date: 06/03/2015