



7703 WINDING CREEK Place, Indianapolis, IN 46236

Prop Sub/Trans: **Single Fam/Sale** Media: [20](#) Status: **Active**
 School Dist: **Lawrence Township** Area: **4904 - Marion - Lawrence** BLC#: **21624158** List/MoRnt \$: **\$155,000**
 Subdivision: **BRADFORD POINTE** Virtual Tour: <http://www.tourfactory.com/2551504> DOM/CDOM: **0/0** Year Built: **1993**
 Legal Desc: **BRADFORD POINTE SEC 3A L** Interactive VT: Section/Lot: **/84**
 Bldr/Prjct/Cont: New Const: **No** Stage: Est.Comp. Date:

Tax ID: [490127110017000407](#) MultiTax ID: Solid Waste: **Yes**
 Semi Tax: **\$634** Tax Year Due: **2018** Tax Exempt: **HomesteadTaxExemption, MortgageTaxExemption**



	Sqft
Upper:	0
Main:	1,411
Apprx M/U Ttl:	1,411
Basement:	0
Apprx M/U & Bsmnt:	1,411
% Fin Bsmnt:	
Source:	Assessor

	FB	HB	BD	RM	Beds:
Upper:	0	0	0	0	3
Main:	2	0	3	6	2/0
M/U Ttl:	2	0	3	6	# Rooms: 6
Bsmnt:	0	0	0	0	Floor #:
Total:	2	0	3	6	Levels: 1 Level
					Unit Entry Lvl:

Garage: **Yes, Attached, GarageDoorOpener**
 Garage Spaces: **2** Fireplace: **1, GreatRoom**
 Basement: **No**
 Foundation: **Slab**
 Web Link: <http://www.7703windingcreekplace.com>
 Web Link2: <https://www.homewisedocs.com/>

Recent: **03/08/2019 : NEW**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	13x13	Main	Carpeting	Yes	Bedroom 2nd	10x11	Main	Carpeting	Yes
Bedroom 3rd	9x10	Main	Carpeting	Yes	Dining Room	9x11	Main	Carpeting	Yes
Great Room	15x16	Main	Carpeting	Yes	Kitchen	8x11	Main	Vinyl	Yes

Directions

FROM PENDELTON PIKE: TAKE CARROLL RD NORTH TO 79TH. LEFT ON 79TH TO WINDING CREEK PL ON THE LEFT FROM 116TH STREET: GO SOUTH ON BROOKS SCHOOL RD. LEFT ON FALL CREEK, UNTIL IT TURNS TO CARROLL. TURN RIGHT ON 79TH
 Property Description

Nice 3BR/2BA ranch home in Lawrence Township's Bradford Pointe, close to Geist and shopping. The home features an open floor plan with vaulted great room where you can warm up by the fireplace or be working in the kitchen and not feel separated from your guests. All appliances included, you could move right in. The master suite consists of a nice sized master, walk in closet and private bath. The two additional bedrooms share the hall bath. Updates include new HVAC system with humidifier in 2016, new chimney cap in 2016 and new water heater in 2015. Some new carpet and interior paint. Great opportunity to own

Description

Condo Type: Condo Descrip:
 Property Attached YN: **Detached** Common Walls:
 Lifestyle: Arch Style: **Ranch**
 Exterior: **Brick, Vinyl** Porch: **PatioOpen**
 Master Bedroom: Areas:
 Appliances: **Dishwasher, GrbgDispsl, O/RElec, Refrigratr** Eating Area: **Dining/KitchenCombo**
 Equipment: **SmokeAlarm** Interior Amen: **CeilingVaulted, WalkInCloset, WindowsThermal, WoodWorkPainted**
 Lot Info: **TreesSmall** Exterior Amen: **DrivewayConcrete**
 Lot Size: **0.24 AC** Acres: **<.25 Acre** # of Acres: **0.23**
 Utilities/Environmental

Heating: **ForcedAir** Fuel: **Electric**
 Cooling: **Central Electric** Primary Wtr Source: **Municipal Water Connected**
 Water Heater: **Electric** Primary Sewage Disp: **Municipal Sewer Connected**
 Utility Option: Green Certificate: **No**

Financial/Association Information

Possible Financing: **Conventional, InsuredConventional, FarmHA, VA** Fee Paid: **Annually** Fee Amnt: **\$165**
 Ownership Int: **MandFee** HOA Disclsr: **Covenants & Restrictions**
 Fee Includes: **InsuranceCommonArea, MaintenanceCommonArea**
 Mgmt Co.: **Bradford Creek HOA** Mgmt Phone: **317.288.0532** More than 1 Assoc:

Contract/Office Information

List Type: **Exclusive Right to Sell** BAC: **3.0 %** Var: **No** Insp/Warr: **Not Applicable** LD: **03/08/2019**
 Circumstances of Sale: Disc: **Not Applicable** Disc Oth: **Sales Disclosure Supplements** Ent D: **03/08/2019**
 Show: **Yes** Show Dt: **03/08/2019** Poss: **Negotiable** Dir Solicit: **No** A/C Dt:
 LOfc: [EXPL01: eXp Realty, LLC](#) OP: **812-734-6048** X: OF: Dir: XD: **09/08/2019**
 LAGt: [15467: Kimberly S. Carpenter](#) Pref: **317-509-4000** Cell: **317-509-4000** Hm: **317-509-4000** TOM Dt:
 VM: PF: Toll: Show: **317-955-5555** WD:
 Team: Fdbk: **317-509-4000** Fdbk: sold@kimsellsindy.com Chg Dt: **03/08/2019**
 Closed:

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Friday, March 08, 2019 08:45 PM