

## 8558 Castle Farms Road, Indianapolis, IN 46256

Prop Sub/Trans: <b>Single Fam/Sale</b>	Media: <b>45</b>	Status: <b>Active</b>
School Dist: <b>Lawrence Township</b>	Area: <b>4904 - Marion - Lawrence</b>	BLC#: <b>21799160</b>
Subdivision: <b>YORKSHIRE</b>	Virtual Tour: <b><a href="http://www.tourfactory.com/2894876">http://www.tourfactory.com/2894876</a></b>	DOM/CDOM: <b>1/1</b>
Legal Desc: <b>YORKSHIRE SEC 7 L 159</b>	Interactive VT: <b><a href="https://my.matterport.com/show/?m=z7eRZCt59Zj">https://my.matterport.com/show/?m=z7eRZCt59Zj</a></b>	List/MoRnt \$: <b>\$245,000</b>
Bldr/Prjct/Cont:	New Const: <b>No</b>	Year Built: <b>1985</b>
		Section/Lot: <b>7/159</b>
		Est.Comp. Date:
		Date Ava:



Tax ID: **490224120014000400**  
 Semi Tax: **\$1,236**

MultiTax ID:  
 Tax Year Due: **2020**

Solid Waste: **No**  
 Tax Exempt: **Homestead MortgageTax**

	Sqft
Upper:	
Main:	<b>1,433</b>
Apprx M/U Ttl:	<b>1,433</b>
Basement:	
Apprx M/U & Bsmt:	<b>1,433</b>
% Fin Bsmt:	
Garage:	<b>400</b>
Source:	<b>Assessor</b>

	FB	HB	BD	RM
Upper:	0	0	0	0
Main:	2	0	3	7
M/U Ttl:	2	0	3	7
Bsmt:	0	0	0	0
Total:	2	0	3	7

Beats: **3**  
 Baths: **2/0**  
 # Rooms: **7**  
 Floor #: **1**  
 Levels: **1 Level**  
 Unit Entry Lvl:

Garage: **Yes, Attached, GarageDoorOpener**  
 Garage Spaces: **2** Fireplace: **2, FamilyRoom, GreatRoom, WoodBurning**

Basement: **No**  
 Foundation: **Crawl**  
 Web Link: **<https://www.kimsellsindy.com>**

Recent: **07/16/2021 : NEW**

### Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
Master Bedroom	21x13	Main	Laminate	No	Bedroom 2nd	14x12	Main	Laminate	No
Bedroom 3rd	13x11	Main	Laminate	No	Family Room	21x16	Main	Laminate	No
Great Room	20x18	Main	Laminate	No	Kitchen	18x13	Main	Tile-Ceramic	No
LaundryRm	09x08	Main	Vinyl	No					

### Directions

From 86th and Hague, go East to Castle Farms Road, turn right (South) to home on the right

### Property Description

Welcome to your own oasis, this 3BR/2BA ranch features a heated in-ground pool, fenced yard, cool crete patio, all overlooking a tranquil stocked pond, vacation at home! This home has been well maintained with many recent updates including the roof & mechanicals. The split floorplan offers the privacy between the master suite and secondary bedrooms. Master features a WIC & full bath. Living rm with woodburning frplc is open to the fully equipped EIK & flows to the cozy FR, also with a woodburning frplc. Step out of the FR onto your large patio & pool or take a break and throw a line into the pond. Nice Storage barn, great for pool / patio storage. Don't miss this opportunity, close to shopping and interstate.

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

No showings until open house Saturday 7/17 1-3pm. Home being sold as-is. Possession to be delivered to the buyer 9/1/2021 All offers due by 7pm 7/18/2021 with seller to respond by 10am 7/19/2021.

### Description

Condo Type: Property Attached YN: <b>Detached</b> Lifestyle: Exterior: <b>Brick, Vinyl</b> Master Bedroom: <b>BedRoomSplit, ClosetWalkin, TubFull w/Shower</b> Appliances: <b>Dishwasher, Dryer, Garbage Disposal, Oven/Range-Electric, Refrigerator, Washer, MicroHood</b>	Condo Descrip: Common Walls: Arch Style: <b>Ranch</b> Porch: <b>PatioOpen, PorchCovered</b> Areas: <b>Foyer Small, Laundry Room Main Level</b> Eating Area: <b>Dining/KitchenCombo</b>
Equipment: <b>SmokeAlarm</b>	Kitchen Features: <b>Kitchen Eat In, Kitchen Some Updates</b> Interior Amen: <b>CathedralCeiling, WalkInCloset, HardwoodFloors, WindowsThermal, WoodWorkPainted</b>
Lot Info: <b>DockAccess, Pond, StreetLights, TreeMature, WaterAcces</b>	Exterior Amen: <b>BarnMini, DrivewayConcrete, FenceFullRear, PoolBelowGround</b>
Lot Size: <b>18,295</b> Acres: <b>.25-.49 Acre</b> # of Acres: <b>0.42</b>	Smoking:

### Utilities/Environmental

Heating: <b>ForcedAir</b> Cooling: <b>Central Electric</b> Water Heater: <b>Gas</b> Utility Option: <b>Cable Connected, Gas Connected</b>	Fuel: <b>Gas</b> Primary Wtr Source: <b>Municipal Water Connected</b> Primary Sewage Disp: <b>Municipal Sewer Connected</b>
	Green Certificate: <b>No</b>

### Financial/Association Information

Possible Financing: <b>Conventional, InsuredConventional, FHA, VA</b> Ownership Int: <b>VolFee</b>	Fee Paid: HOA Disclsr: Mgmt Phone:	Fee Amnt: More than 1 Assoc: <b>No</b>
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### Contract/Office Information

List Type: <b>Exclusive Right to Sell</b> Circumstances of Sale: Show: <b>No</b> FHA Cert: LOfc: <b>TRBL01: Trueblood Real Estate</b> LAGt: <b>15467: Kimberly Carpenter</b>	BAC: <b>3.0 %</b> Var: <b>No</b> Disc: <b>Not Applicable</b> Show Dt: <b>07/17/2021</b> OP: <b>(317) 288-5148 X</b> Pref: PF: Fdbk: <b>317-509-4000</b>	Insp/Warr: <b>Not Applicable</b> LD: <b>07/16/2021</b> Disc Oth: <b>As-Is, Seller's Disclosure Supplements</b> Ent D: <b>07/16/2021</b> Poss: <b>SpecificDate</b> Dir Solicit: <b>No</b> A/C Dt: OF: Dir: <b>01/16/2022</b> XD: Cell: Hm: <b>(317) 509-4000</b> TOM Dt: Toll: Show: <b>317-955-5555</b> WD: Fdbk: <b>sold@kimsellsindy.com</b> Chg Dt: <b>07/16/2021</b> Closed:
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Requested By: Kimberly Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Friday, July 16, 2021 11:25 AM