



SFD Media: 7
BLC#: 21393661 **Sale** **Status:** Pending **Area:** 4908 - Marion - Decatur **SP:** \$63,900
3410 CARR Ave **City:** Indianapolis **Twp:** Decatur **Zip:** 46221
Subdiv: MAYWOOD MANOR **Sec:** 2 **Lot:** 104
School: Decatur Township **Yr Blt:** 1957 **Sol Waste:** Yes
Tax ID: 491129104092000200 **Semi-Tax:** \$21 **Tx Yr Due:** 2016
Legal: MAYWOOD MANOR 2ND SEC L10 **Tx Exempt:** HmTxEx, MortTaxEx, OtherTxEx
Bldr/Prjct/Cont: **Est.Cmp.Dt:** **Parking:**
Cnst.Stg: **New Cnst:** No **Levels:** 1 Level
Rooms: 7 **Bd:** 3 **Baths:** 1 **Floor#:** **Unit Entry:**
Basement: No **Foundation:** Slab

Approx. Room Sizes/Descriptions						SgFt			FB	HB	BD		
L	F	W		L	F	W	Upper:	Upper:	0	0	0		
Master Bedroom	15x10	M	C	No	2ndBedroom	10x10	M	C	No	Main:	1	0	3
3rdBedroom	10x09	M	C	No	LivingRoom	15x14	M	C	No	Approx M/U Total:	1,344	0	0
FamilyRoom	24x10	M	C	No	Kitchen	12x12	M	V	No	Basement:	0	1	0
LaundryRm	09x06	M	V	No						Approx M/U&BSMNT:	1,344	CDOM:	20
							% Finished Basement		Source:	Broker	CDOM:	20	

Garage: Yes / 2CarDetach / StorageArea
Fireplace: 0

Directions

FROM KENTUCKY AVE, GO SOUTH ON TIBBS AVE TO CARR AVE. TURN RIGHT ON CARR TO HOME.

Property Description

Spend Less - Get More!! Cute 3 bedroom, 1 bath ranch with oversized 2-car detached garage and fully fenced backyard. You'll love the cozy family room, formal living room for entertaining, eat-in kitchen with white cabinetry and appliances, large laundry room, newer dimensional roof and vinyl windows. LOW LOW TAXES!!

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

Description

Life Style: Detached **Arch Style:** Ranch **Exterior:** Aluminum **Porch:** PorchCovrd
Master BR: MainLevel **Areas** FoyerSmall, FormalLvRm, LndryRmMn
Appl: O/RElec, Refrigeratr
Interior Amen WinVinyl, WdWkPaintd **Condo Dsc:**
Ext Amen: DrvAsphalt, FenceFullR **Eating Area:** EatInKitch
Equip: SmokeAlarm
Lot Size: 60x162 **Acres** <1/4 Acre **# of Acr** 0.22 **Lot Info:** StrtLights

Utilities

Heating: ForcedAir **Fuel:** Gas **Utility Option:** CableAvail, GasConn, HighSpdAvl
Cooling: CentrElec **Water Htr:** Gas **Prim Water Src:** MunWtrConn **Prim Sewage Disp:** MunSwrConn

Financial/Association Information

Poss Fincg: Conventnl, ICON, FHA, VA **Ownshp Int:** None **Fee Pd:** **Fee Amt:**
Fee Includes: **FHA Cert:**
More than 1 Assoc? **Mgmt Company:** **Mgmt Company Phone:**

Contract / Office Information

List Type: Exclusive Right to Sell **BAC:** 3.5 % **Var:** No **Insp/Warr:** Not Applicable **LD:** 01/06/2016
Circumstances of Sale: **Disc:** Not Applicable **Disc Oth:** SalesDiscOF **Ent D:** 01/08/2016
Show: Yes **Show Dt:** 01/08/2016 **Poss:** AtClosing **Dir Solicit:** No **A/C Dt:**
LoFc: CARP07 : Carpenter, REALTORS **OP:** 317-831-2599 **X:** **OF:** 317-831-9409 **Dir:** **XD:**
LAgt: 10151 : Patsy L Coffey **Pref:** 317-281-3413 **Cell:** **Hm:** 317-996-4363 **TOM Dt:**
VM: 317-281-3413 **PF:** **Toll:** **Show:** 317-955-5555 **WD:**
Team: **Fdbk:** 317-281-3413 **Fdbk:**
CoAgt: **Pref:**
Con1: **Type:** **Ph:** **Chg Dt:** 01/26/2016
Con2: **Type:** **Ph:**
SOfc: REMD01 : RE/MAX Legends Group **OP:** 317-849-7653 **Seller Pd CC:** **Terms:** **PD:** 01/22/2016
SAgt: 28428 : Kelly A Johnson **Pref:** **Seller Pd Pts:** **Est Cls:** 03/11/2016
Circumstances re: Sal **ClS Dt:**



CND Media: 24
BLC#: 21385913 **Sale** **Status:** Pending **Area:** 2912 - Hamilton - Fall Creek **LP:** \$249,990
13599 131ST St **City:** Fishers **Twp:** Fall Creek **Zip:** 46037
Subdiv: SAXONY **Sec:** **Lot:** 3F
School: Hamilton Southeastern **Yr Blt:** 2015 **Sol Waste:** No
Tax ID: 291126045017000020 **Semi-Tax:** \$18 **Tx Yr Due:** 2015
Legal: 0000003F **Tx Exempt:** None
Bldr/Prjct/Cont: Ryan Homes **Est.Cmp.Dt:** 03/16 **Parking:**
Cnst.Stg: Framed **New Cnst:** Yes **Levels:** 3 Levels
Rooms: 7 **Bd:** 3 **Baths:** 3 **Floor#:** 1 **Unit Entry:** 1
Basement: Yes / Finished, Partial, DayliteWin **Foundation:** BsmtPrCnc

Approx. Room Sizes/Descriptions								SqFt	FB	HB	BD	
L	F	W		L	F	W						
Master Bedroom	16x13	U	C No	2ndBedroom	12x12	U	C No	Upper:	882	Upper:	2 0 3	
3rdBedroom	11x11	U	C No	LivingRoom	19x14	M	C No	Main:	882	Main:	0 1 0	
Kitchen	16x10	M	L No	BreakfastRoom	14x11	M	L No	Approx M/U Total:	1,764	Bsmt:	0 0 0	
Rec/PlayRm	20x15	B	C No					Basement:	402	Total:	2 1 3	
								Approx M/U&BSMNT:	2,166	DOM: 83		
								% Finished Basement	75+%	Source:	Builder	CDOM: 83

Garage: Yes / 2CarAttach / GarDrOpenr, LoadRear
Fireplace: 1 / GreatRoom

Directions

I 465 to I 69 to Southeastern Parkway Exit 210 right to roundabout right to 1st exit (Olio Road) right to 131st Street right to Ryan model home on left.

Property Description

The incredibly popular Wexford Town Home by Ryan Homes! 2-car attached gar. & bonus room in lookout basement. Main level has large great room, huge kitchen & dining area. Upper level has 3 bedrooms & 2 full baths. Found in the signature address of Saxony, the prestigious pedestrian friendly Hamilton County community within walking distance of Hamilton Town Shops. Walk along tree-lined boulevards to multiple parks, neighborhood pool, beautiful sand beach club & restaurants.

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

THE PHOTOS OF THIS HOME ARE THE DECORATED BUILDER MODEL SO PLEASE VISIT THE MODEL TO SHOW YOUR CLIENTS! CHECK THE CONSTRUCTION STAGE ON THIS LISTING AS THE HOME IS PROJECTED TO BE COMPLETED IN LATE FEBRUARY EARLY MARCH. ASSOCIATION FEES ARE \$208 MONTHLY AND \$575 ANNUALLY IN ADDITION TO THE MONTHLY. MODEL HOURS MONDAY 1-6, TUESDAY AND WEDNESDAY 11-6, SATURDAY 12-6, SUNDAY 12-5.

Description

Life Style: Attached, Townhouse **Arch Style:** Georgian **Exterior:** Brick, CompSidCmt **Porch:**DeckMain
Master BR: **Areas** FoyerLarge, LndryRmUp
Appl: Dishwasher, Energy Star Appliances, GrbgDispsl, Microwave, O/RElec
Interior Amen AtticAcces, WlKInClos, ScrnsComp, WinTherm, WinVinyl, WdWkPaintd **Condo Dsc:** BldgPrivateEntry
Ext Amen: DrvConcret, PoolCommu, Sprkr/IrrSys **Eating Area:** CntrIsland, DinComb/KT, EatInKitch
Equip: SmokeAlarm
Lot Size: 2614 **Acres** <1/4 Acre **# of Acr** 0.06 **Lot Info:** Sidewalks, StormSewer, StrtLights

Utilities

Heating: ForcedAir **Fuel:** Gas **Utility Option:** CableConn, GasConn
Cooling: CentrElec **Water Htr:** Electric **Prim Water Src:** MunWtrConn **Prim Sewage Disp:** MunSwrConn

Financial/Association Information

Poss Fincg: Conventnl, ICON, FHA, VA **Ownshp Int:** MandFee **Fee Pd:** Monthly **Fee Amt:** \$208
Fee Includes: AssocHmOwn, InsBldHaz, InsCommon, Irrigation, Lawncare, MainAllGrd, MainBldExt, PrkPlygrnd, Pool, Remvlsnow **FHA Cert:** True
More than 1 Assoc?: True **Mgmt Company:** Blue Sky **Mgmt Company Phone:** 317-888-7450

Contract / Office Information

List Type: Exclusive Right to Sell **BAC:** 3.000% **Var:** No **Insp/Warr:** General, WarrBldr **LD:** 11/09/2015
Circumstances of Sale: **Disc:** Not Applicable **Disc Oth:** Covnts&Restrct **Ent D:** 11/09/2015
Show: Yes **Show Dt:** 11/09/2015 **Poss:** AtClosing **Dir Solicit:** No **A/C Dt:**
LoFc: EZST01 : Highgarden Real Estate **OP:** 317-205-4320 **X:** **OF:** 317-205-4330 **Dir:** **XD:**
LAgt: 9526 : Richard K Gillette **Pref:** **Cell:** 317-716-5255 **Hm:** 317-716-5255 **TOM Dt:**
VM: **PF:** 317-716-5255 **Toll:** **Show:** 317-955-5555 **WD:**
Team: **Fdbk:** 317-716-5255 **Fdbk:**
CoAgt: **Pref:**
Con1: **Type:** **Ph:** **Chg Dt:** 01/31/2016
Con2: **Type:** **Ph:**
SOfc: REMD01 : RE/MAX Legends Group **OP:** 317-849-7653 **Seller Pd CC:** **Terms:** **PD:** 01/31/2016
SAgt: 28428 : Kelly A Johnson **Pref:** **Seller Pd Pts:** **Est Cls:** 03/15/2016
Circumstances re: Sal **Cls Dt:**



SFD Media: 24
BLC#: 21344184 **Sale** **Status:** Act W/ Cont **Area:** 3006 - Hancock - Buck Creek **LP:** \$144,900
6125 WEST 500N **City:** Mc Cordsville **Twp:** Buck Creek **Zip:** 46055
Subdiv: NO SUBDIVISION **Sec:** **Lot:** 0
School: Mt. Vernon Community **Yr Blt:** 1961 **Sol Waste:** No
Tax ID: 300512100004000006 **Semi-Tax:** \$609 **Tx Yr Due:** 2013
Legal: NED NE 12-16-5 .46AC **Tx Exempt:** HmTxEx, MortTaxEx
Bldr/Prjct/Cont: **Est.Cmp.Dt:** **Parking:**
Cnst.Stg: **New Cnst:** No **Levels:** 1 Level
Rooms: 10 **Bd:** 5 **Baths:** 2 **Floor#:** **Unit Entry:**
Basement: Yes / Finished **Foundation:** Basement-Block

Approx. Room Sizes/Descriptions						SgFt			FB	HB	BD		
L	F	W		L	F	W	Upper:	Upper:					
Master Bedroom	14x12	M	C	No	2ndBedroom	14x13	M	C	No	0	0	0	
3rdBedroom	11x11	M	C	No	4thBedroom	12x12	B	C	No	1,401	2	0	3
LivingRoom	19x14	M	C	No	FamilyRoom	24x13	B	C	No	1,401	0	0	0
Kitchen	24x13	M	H	No	Rec/PlayRm	14x12	B	C	No	1,401	2	0	5
BonusRoom	10x11	B	C	No	LaundryRm	15x13	B	O	No	2,802			
							Approx M/U Total:			2,802	DOM: 343		
							Basement:			0-25%	CDOM: 343		
							Approx M/U&BSMNT:			0-25%	Source: Appraisal		
							% Finished Basement			0-25%	Source: Appraisal		

Garage: Yes / 2CarAttach / FinGarage, StorageArea, Workshop
Fireplace: 0 / NoFirepl

Directions

Mt Comfort Rd North of 70 to 500 North. Turn west to property on the south side of 500 N.

Property Description

This Country ranch has a full finished basement. Formal living room. Family room plus bonus/rec room in basement. Kinetico water system. Updated kitchen, seller installed new countertops and new carpeting in basement. Large fenced rear yard. All this on almost 1/2 acre. Full finished basement. Lots of room to grow!

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

Description

Life Style: Detached **Arch Style:** Ranch **Exterior:** Stone, Vinyl **Porch:** PorchCovrd
Master BR: FullTub, MainLevel **Areas**
Appl: Dishwasher, Microwave, RangeHdFan
Interior Amen AtcPIDnStr, HrdrdFloor, ScrmsComp, WinVinyl **Condo Dsc:**
Ext Amen: **Eating Area:** EatInKitch
Equip: IronFilter, SmokeAlarm
Lot Size: .46 **Acres** 1/4-1/2 Acre **# of Acr** 0.46 **Lot Info:** RuralNoSub

Utilities

Heating: ForcedAir **Fuel:** Gas **Utility Option:**
Cooling: CentrlElec **Water Htr:** Electric **Prim Water Src:** PrivWell **Prim Sewage Disp:** Septic

Financial/Association Information

Poss Fincg: Conventnl, FHA, ICON, VA **Ownshp Int:** None **Fee Pd:** **Fee Amt:**
Fee Includes: **FHA Cert:**
More than 1 Assoc? **Mgmt Company:** **Mgmt Company Phone:**

Contract / Office Information

List Type: Exclusive Right to Sell **BAC:** 3.0 % **Var:** No **Insp/Warr:** Not Applicable **LD:** 04/01/2015
Circumstances of Sale: **Disc:** Not Applicable **Disc Oth:** SalesDiscOF **Ent D:** 04/02/2015
Show: Yes **Show Dt:** 04/02/2015 **Poss:** Negotiable **Dir Solicit:** No **A/C Dt:**
LoFc: RESL01 : RE/MAX Results **OP:** 317-881-3700 **X:** **OF:** 317-889-3404 **Dir:** **XD:**
LAgt: 1306 : Betty Strohm **Pref:** 317-698-1074 **Cell:** 317-698-1074 **Hm:** 317-782-9818 **TOM Dt:**
VM: 317-388-2822 **PF:** 317-885-2731 **Toll:** **Show:** 317-955-5555 **WD:**
Team: **Fdbk:** 317-698-1074 **Fdbk:** strohmbetty1306@gmail.com
CoAgt: **Pref:**
Con1: **Type:** **Ph:** **Chg Dt:** 03/08/2016
Con2: **Type:** **Ph:**
SOfc: REMD01 : RE/MAX Legends Group **OP:** 317-849-7653 **Seller Pd CC:** **Terms:** **PD:**
SAgt: 28428 : Kelly Johnson **Pref:** **Seller Pd Pts:** **Est Cls:** 04/06/2016



SFD Media: 20
BLC#: 21392904 **Sale** **Status:** Active **Area:** 2912 - Hamilton - Fall Creek **LP:** \$299,900
12411 HAWKS LANDING **City:** Fishers **Twp:** Fall Creek **Zip:** 46037
Subdiv: HAWKS LANDING **Sec:** **Lot:** 16
School: Hamilton Southeastern **Yr Blt:** 2007 **Sol Waste:** Yes
Tax ID: 291135009016000020 **Semi-Tax:** \$1,510 **Tx Yr Due:** 2014
Legal: Hawks Landing **Tx Exempt:** HmTxEx, MortTaxEx
Bldr/Prjct/Cont: **Est.Cmp.Dt:** **Parking:**
Cnst.Stg: **New Cnst:** No **Levels:** 2 Levels
Rooms: 7 **Bd:** 2 **Baths:** 3 **Floor#:** **Unit Entry:**
Basement: No **Foundation:** Slab

Approx. Room Sizes/Descriptions						SqFt			FB	HB	BD				
L	F	W		L	F	W	Upper:	Upper:	1	0	1				
Master Bedroom	13x16	M	C	No	2ndBedroom	12x14	M	C	No	Main:	2	0	2		
3rdBedroom	17x16	U	C	No	GreatRoom	23x16	M	C	No	Approx M/U Total:	3,168	Bsmt:	0	0	0
Kitchen	13x11	M	LH	No	LaundryRm	8x8	M	V	No	Basement:	0	Total:	3	0	2
Loft	22x18	U	C	No						Approx M/U&BSMNT:	3,168	DOM:	65		
							% Finished Basement		Source:	Assessor	CDOM:	65			
Garage:												Yes / 2CarAttach / GarDrOpenr, KeylessEnt, Workshop			
Fireplace:												1 / GasLog			

Directions

Olio Road North of 116th Street. Turn West on 126th Street, turn South on Hawks Landing. House is on the left.

Property Description

Beautiful 3 Bedroom, 3 Full Bath Two-Story Home on .26 Acre lot with Deck and Fenced Back Yard. Great room with dining area has vaulted ceiling open to the loft and kitchen, a gas log fireplace, and door to large deck. Second bedroom on main level is currently being used as an Office and has a fantastic bow window

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

Builder defects will need to be remedied - See Attachment before calling list agent. No appliances stay; seller will remove appliances prior to buyer possession.
 PREVIOUS DAY NOTICE FOR SHOWINGS

Description

Life Style: Detached **Arch Style:** Two Story **Exterior:** Brick, CompSidWd **Porch:**DeckMain, PorchCovrd
Master BR: DblSinks, FTubSepShr, GardenTub, MainLevel, WalkinClos **Areas** DblSinksMn, Foyer2Story, FoyerLarge, GtRm2Story, LndryRmMn, OthrBdMain
Appl: None **Condo Dsc:**
Interior Amen AtticAcces, CeilCath, WikInClos, WetBar **Eating Area:** BrkfstBar, DinComb/GR, Pantry
Ext Amen: DrvConcret, FenceFullR **Equip:** CarbMnSnsr, SecAlrmMon, SmokeAlarm
Lot Size: .26 ac **Acres** 1/4-1/2 Acre **# of Acr** 0.26 **Lot Info:**

Utilities

Heating: ForcedAir **Fuel:** Gas **Utility Option:** CableAvail, HighSpdAvl
Cooling: CentriElec **Water Htr:** Gas **Prim Water Src:** MunWtrConn **Prim Sewage Disp:** MunSwrConn

Financial/Association Information

Poss Fincg: **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** \$499
Fee Includes: MainCommon, RemvISnow, RemvITrash **FHA Cert:**
More than 1 Assoc? **Mgmt Company:** **Mgmt Company Phone:**

Contract / Office Information

List Type: Exclusive Right to Sell **BAC:** 2.5 % **Var:** No **Insp/Warr:** Not Applicable **LD:** 01/04/2016
Circumstances of Sale: **Disc:** PossShortSale **Disc Oth:** As-ls, Defects/SR, SalesDiscOF **Ent D:** 01/06/2016
Show: Yes **Show Dt:** 01/06/2016 **Poss:** Negotiable **Dir Solicit:** No **A/C Dt:**
Lofc: REMD01 : RE/MAX Legends Group **OP:** 317-849-7653 **X:** **OF:** 317-841-7204 **Dir:** **XD:** 07/04/2016
LAgt: 28428 : Kelly Johnson **Pref:** 317-849-7653 **Cell:** 317-908-9614 **Hm:** 317-908-9614 **TOM Dt:**
VM: **PF:** 317-333-6411 **Toll:** **Show:** 317-955-5555 **WD:**
Team: **Fdbk:** 317-863-4559 **Fdbk:**
CoAgt: **Pref:**
Con1: **Type:** **Ph:** **Chg Dt:** 01/26/2016
Con2: **Type:** **Ph:**



SFD Media: 21
BLC#: 21393238 **Sale** **Status:** Active **Area:** 2912 - Hamilton - Fall Creek **LP:** \$619,900
14747 FAUCET Ln **City:** Fishers **Twp:** Fall Creek **Zip:** 46040
Subdiv: CANAL PLACE **Sec:** 4 **Lot:** 235
School: Hamilton Southeastern **Yr Blt:** 2004 **Sol Waste:** No
Tax ID: 291501013065000020 **Semi-Tax:** \$5,915 **Tx Yr Due:** 2014
Legal: SECTION 4, LOT 235 **Tx Exempt:** HmTxEx, MortTaxEx, OtherTxEx
Bldr/Prjct/Cont: **Est.Cmp.Dt:** **Parking:**
Cnst.Stg: **New Cnst:** No **Levels:** 2 Levels
Rooms: 10 **Bd:** 4 **Baths:** 4 **Floor#:** **Unit Entry:**
Basement: Yes / 9ft+Ceil, FinCeiling, Finished, DayliteWin **Foundation:** Basement-Block, CrawlPrCnc

Approx. Room Sizes/Descriptions								SqFt	FB	HB	BD
L	F	W		L	F	W					
Master Bedroom	21x15	M	C No	2ndBedroom	14x11	U	C No	Upper:	660	1	0 2
3rdBedroom	14x11	U	C No	4thBedroom	14x11	B	C No	Main:	2,246	1	1 1
FamilyRoom	41x15	B	C Yes	GreatRoom	42x21	M	H No	Approx M/U Total:	2,906	1	0 1
Kitchen	19x15	M	H No	DiningRoom	15x11	M	H No	Basement:	2,246	3	1 4
Rec/PlayRm	20x16	B	C No					Approx M/U&BSMNT:	5,152	DOM: 63	
								% Finished Basement	75%	CDOM: 247	

Garage: Yes / 3CarAttach / FloorDrain, GarDrOpenr, FinGarage, KeylessEnt
Fireplace: 3 / Basement, FamilyRm, MasterBedRm

Directions

South on Olio Road from 116th St. Turn east into Canal Place. Follow to Waterway turn left on Giselle to Geist Ridge to Faucet. Home on end of cul-de-sac.

Property Description

This Custom Built home has everything! Massive Great Rm is open to the Kitchen & Dining Rm w/cathedral ceiling, gorgeous stone frplc, & 2 sets of French Doors to the huge deck that spans the entire back of the house & overlooks the beautiful wooded lot. Chef's Dream Kitchen w/ Stainless Appls, Ample Cabinet & Counter Space, & 2 Sinks! Main floor Master Bedroom has a frplc, huge walk-in closet & spectacular master bath. Full fnshd bsmt has a family rm w/frplc, bar & theatre rm, plus the 4th bdrm.

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

Custom Amish Cabinetry! Seller is into this property for over \$800,000!

Description

Life Style: Detached **Arch Style:** Rustic, TradAmer **Exterior:** WoodBrick **Porch:**DeckMain, PatioOpen
Master BR: Fireplace, FullShrStl, FullTub, WalkinClos **Areas** DblSinksMn, LndryInUnit
Appl: CookTopGas, Dishwasher, Dryer, GrbgDispsl, Microwave, OvenBltIn, Refrigratr, RefrigBar, Washer
Interior Amen AtticAcces, WetBar **Condo Dsc:**
Ext Amen: OutFpl/Pit **Eating Area:** BrkfstBar, DinComb/FR
Equip: Back-Up Generator, SumpPump, TheaterEq, WetBar
Lot Size: 0.65 AC **Acres** 1/2-1 Acre **# of Acr** 0.65 **Lot Info:** Cul-De-Sac

Utilities

Heating: ForcedAir **Fuel:** Gas **Utility Option:** CableAvail, GasAvail, MunSwrAvl, MunWtrAvl
Cooling: CentrElec **Water Htr:** Electric **Prim Water Src:** MunWtrConn **Prim Sewage Disp:** CommunitySe

Financial/Association Information

Poss Fincg: Conventnl, ICON **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** \$1,178
Fee Includes: AssocHmOwn, EntryComm, InsCommon, MainCommon, NatureArea, PrkPlygrnd, ProfMgmt, SharedSecr, Remvlsnow,PHA,Trash
More than 1 Assoc? **Mgmt Company:** **Mgmt Company Phone:**

Contract / Office Information

List Type: Exclusive Right to Sell **BAC:** 3 % **Var:** No **Insp/Warr:** Not Applicable **LD:** 01/06/2016
Circumstances of Sale: **Disc:** Not Applicable **Disc Oth:** Covnts&Restrct, SalesDiscOF **Ent D:** 01/07/2016
Show: Yes **Show Dt:** 01/06/2016 **Poss:** Negotiable **Dir Solicit:** No **A/C Dt:**
LoFc: REMD01 : RE/MAX Legends Group **OP:** 317-849-7653 **X:** **OF:** 317-841-7204 **Dir:** **XD:** 06/06/2016
LAgt: 28428 : Kelly Johnson **Pref:** 317-849-7653 **Cell:** 317-908-9614 **Hm:** 317-908-9614 **TOM Dt:**
VM: **PF:** 317-333-6411 **Toll:** **Show:** 317-955-5555 **WD:**
Team: **Fdbk:** 317-863-4559 **Fdbk:**
CoAgt: **Pref:**
Con1: **Type:** **Ph:** **Chg Dt:** 02/26/2016
Con2: **Type:** **Ph:**



SFD Media: 24
BLC#: 21401456 **Sale** **Status:** Active **Area:** 4905 - Marion - Warren **SP:** LP: \$129,900
415 BUREN PI **City:** Indianapolis **Twp:** Warren **Zip:** 46219
Subdiv: WARREN PLAZA **Sec:** **Lot:** 8
School: Warren Township **Yr Blt:** 1960 **Sol Waste:** No
Tax ID: 491001100003000700 **Semi-Tax:** \$565 **Tx Yr Due:** 2015
Legal: WARREN PLAZA L8 **Tx Exempt:** HmTxEx
Bldr/Prjct/Cont: **Est.Cmp.Dt:** **Parking:**
Cnst.Stg: **New Cnst:** No **Levels:** 2 Levels
Rooms: 8 **Bd:** 3 **Baths:** 2 **Floor#:** **Unit Entry:**
Basement: No **Foundation:** Crawl

Approx. Room Sizes/Descriptions						SgFt			FB	HB	BD		
	L	F	W		L	F	W						
Master Bedroom	14x12	U	H	Yes	2ndBedroom	12x12	U	H	Yes	Upper:	1	0	3
3rdBedroom	12x11	U	H	Yes	LivingRoom	19x14	M	H	Yes	Main:	0	1	0
FamilyRoom	22x13	B	C	Yes	Kitchen	17x07	M	T	Yes	Approx M/U Total:	1,905	0	0
DiningRoom	10x10	M	T	No	LaundryRm	22x11	B	C	No	Basement:	0	1	1
								Approx M/U&BSMNT:	1,905	Total:	1	1	3
								% Finished Basement		Source: Assessor	DOM:	9	
										CDOM:	192		

Garage: Yes / 2CarAttach / GarDrOpenr, FinGarage
Fireplace: 1 / FamilyRm, WoodBurn

Directions

Franklin Road- 2 blocks south of 10th st to Michigan, West on Michigan to Buren Place to home on left.

Property Description

This 3 Bedroom Tri-Level has so much to offer. Large Living Room and Huge Family Room with a woodburning fireplace. Lower level laundry room is so big, you could easily convert part of it to another full bath. If you love entertaining outdoors, this home has absolutely everything you could want or need in privacy fenced back yard with over 1000 sq ft deck, hot tub and built-in above-ground pool. Plus plenty of yard space for pets and kids to play.

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

Description	
Life Style: Detached	Arch Style: Tri-Level
Master BR:	Exterior: Aluminum, Brick
Appl: Dishwasher, Dryer, Microwave, O/RElec, Refrigratr, Washer	Areas FormalLvRm
Interior Amen AtcPIDnStr, HrdrdFloor, WinTherm, WinVinyl	Porch: DeckMain, PorchCovrd
Ext Amen: BarnMini, FenceFullR, FencePrvcy, PoolAbvGnd	Condo Dsc:
Equip: HotTub, SmokeAlarm	Eating Area: FormalDR
Lot Size: 133x140	Acres 1/4-1/2 Acre
# of Acr 0.39	Lot Info: StrtlLights, TreeMature

Utilities

Heating: ForcedAir	Fuel: Gas	Utility Option: CableConn, HighSpdAvl
Cooling: CeilPadFan, CentrElec	Water Htr: Gas	Prim Water Src: MunWtrConn
		Prim Sewage Disp: MunSwrConn

Financial/Association Information

Poss Fincg:	Ownshp Int: None	Fee Pd:	Fee Amt:
Fee Includes:		FHA Cert:	
More than 1 Assoc?	Mgmt Company:	Mgmt Company Phone:	

Contract / Office Information

List Type: Exclusive Right to Sell	BAC: 3.5 %	Var: No	Insp/Warr: Not Applicable	LD: 02/29/2016
Circumstances of Sale:	Disc: Not Applicable		Disc Oth: SalesDiscOF	Ent D: 03/01/2016
Show: Yes	Show Dt: 02/29/2016		Poss: Negotiable	Dir Solicit: No
LoFc: REMD01 : RE/MAX Legends Group	OP: 317-849-7653	X:	OF: 317-841-7204	Dir:
LAgt: 28428 : Kelly Johnson	Pref: 317-849-7653		Cell: 317-908-9614	Hm: 317-908-9614
VM:	PF: 317-333-6411		Toll:	Show: 317-955-5555
Team:	Fdbk: 317-863-4559		Fdbk:	WD:
CoAgt:	Pref:			
Con1:	Type:		Ph:	Chg Dt: 03/01/2016
Con2:	Type:		Ph:	



SFD Media: 2
BLC#: 21368388 **Sale** **Status:** Active **Area:** 4909 - Marion - Wayne **SP:** LP: \$24,900
538 NORTH GOODLET Ave **City:** Indianapolis **Twp:** Wayne **Zip:** 46222
Subdiv: MOORE & TAYLOR **Sec:** **Lot:** 7
School: Indianapolis Public Schools **Yr Blt:** 1886 **Sol Waste:** No
Tax ID: 491104103008000901 **Semi-Tax:** \$518 **Tx Yr Due:** 2014
Legal: MOORE AND TAYLOR'S SUBDIV **Tx Exempt:** None
Bldr/Prjct/Cont: **Est.Cmp.Dt:**
Cnst.Stg: **New Cnst:** No **Parking:**
Rooms: 6 **Bd:** 2 **Baths:** 1 **Floor#:** **Levels:** 1 Level
Basement: Yes / Unfinished **Foundation:** Basement-Block **Unit Entry:**

Approx. Room Sizes/Descriptions						SqFt			FB	HB	BD
L	F	W	L	F	W	Upper:	Upper:	0	0	0	
Master Bedroom	14x12	M C No	2ndBedroom	12x10	M C No	Main:	Main:	1,260	1	0	2
LivingRoom	16x15	M C No	FamilyRoom	15x15	M C No	Approx M/U Total:	Bsmt:	1,260	0	0	0
Kitchen	15x14	M V No	DiningRoom	16x16	M C No	Basement:	Total:	315	1	0	2
BreakfastRoom						Approx M/U&BSMNT:		1,575	DOM: 199		
						% Finished Basement	Source:	0-25%	CDOM: 199		
						Garage:	Yes / 2CarDetach				
						Fireplace:	0				

Directions

From 10th Street, turn South on Tibbs Ave, turn East on Walnut Street, turn South on Goodlet. House is on the right.

Property Description

Good investment property. Tenants already in place.

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

Description

Life Style: Detached **Arch Style:** Bungalow **Exterior:** Vinyl **Porch:**
Appl: None
Interior Amen: WdWkPaintd **Condo Dsc:**
Ext Amen: **Eating Area:** FormalDR
Equip: SmokeAlarm
Lot Size: 5489 **Acres** <1/4 Acre **# of Acr** 0.13 **Lot Info:**

Utilities

Heating: ForcedAir **Fuel:** Gas **Utility Option:**
Cooling: CentrlElec **Water Htr:** Gas **Prim Water Src:** MunWtrConn **Prim Sewage Disp:** MunSwrConn

Financial/Association Information

Poss Fincg: **Ownshp Int:** NoAssoc **Fee Pd:** **Fee Amt:**
Fee Includes: **FHA Cert:**
More than 1 Assoc? **Mgmt Company:** **Mgmt Company Phone:**

Contract / Office Information

List Type: Exclusive Right to Sell **BAC:** 1500 \$ **Var:** No **Insp/Warr:** Not Applicable **LD:** 07/29/2015
Circumstances of Sale: **Disc:** Not Applicable **Disc Oth:** As-ls **Ent D:** 07/31/2015
Show: Yes **Show Dt:** 07/31/2015 **Poss:** AtClosing **Dir Solicit:** No **A/C Dt:**
Lofc: REMD01 : RE/MAX Legends Group **OP:** 317-849-7653 **X:** **OF:** 317-841-7204 **Dir:** **XD:** 07/29/2016
LAgt: 28428 : Kelly Johnson **Pref:** 317-849-7653 **Cell:** 317-908-9614 **Hm:** 317-908-9614 **TOM Dt:**
VM: **PF:** 317-333-6411 **Toll:** **Show:** 317-955-5555 **WD:** 12/14/2015
Team: **Fdbk:** 317-863-4559 **Fdbk:** KELLY@KELLYSINDYHOMES.COM
CoAgt: **Pref:**
Con1: **Type:** **Ph:** **Chg Dt:** 01/11/2016
Con2: **Type:** **Ph:**



CND Media: 13
BLC#: 21371276 **Sale** **Status:** Active **Area:** 4909 - Marion - Wayne **SP:** LP: \$67,900
7952 SUNFIELD Ct **City:** Indianapolis **Twp:** Wayne **Zip:** 46214
Subdiv: COUNTRY VILLAGE **Sec:** **Lot:** 7-D
School: Wayne Township **Yr Blt:** 1980 **Sol Waste:** No
Tax ID: 490522135009000900 **Semi-Tax:** \$404 **Tx Yr Due:** 2014
Legal: COUNTRY VILLAGE EAGLE VAL **Tx Exempt:** HmTxEx, MortTaxEx
Bldr/Prjct/Cont: **Est.Cmp.Dt:** **Parking:**
Cnst.Stg: **New Cnst:** No **Levels:** 2 Levels
Rooms: 8 **Bd:** 2 **Baths:** 2 **Floor#:** 1 **Unit Entry:** 1
Basement: No **Foundation:** Slab, Wood

Approx. Room Sizes/Descriptions								SqFt	FB	HB	BD
L	F	W		L	F	W					
Master Bedroom	18x10	U	C No	2ndBedroom	14x09	U	C No	Upper:	1,028	Upper:	1 0 1
3rdBedroom				LivingRoom	15x14	U	C No	Main:	988	Main:	1 0 0
FamilyRoom	25x16	M	H No	Kitchen	12x10	U	V No	Approx M/U Total:	2,016	Bsmt:	0 0 0
DiningRoom	14x11	U	C No	BonusRoom	13X11	M	C No	Basement:	0	Total:	2 0 2
LaundryRm	05X05	M	V No					Approx M/U&BSMNT:	2,016		
								% Finished Basement		Source: Assessor	DOM: 159
											CDOM: 159

Garage: Yes / 2CarAttach
Fireplace: 1 / FamilyRm

Directions

Crawfordsville Road West of I-465. Turn North on Valley Farms Road, turn Left on Sunfield. Condo is on the right.

Property Description

Nice 2 bedroom 2 full bath bi-level condo with living room and family room with fireplace, built-ins and hardwood flooring. Bedrooms are good size and master has walk-in closet. Bonus room could be 3rd bedroom, but currently does not have a closet. All appliances stay, including the washer & dryer. HVAC system, carpet & laminate all less than 4 years old. Brand new ceiling fan w/remote. Huge deck off living room is great for entertaining. 2-car attached garage.

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

Preliminary titlework has already been done by Chicago Title.

Description

Life Style: Attached **Arch Style:** Bi-Level **Exterior:** Cedar, Stone **Porch:**DeckUp, PatioCovrd
Master BR: WalkinClos **Areas** FormallvRm, LndryRmMn, OthrBdMain
Appl: Dishwasher, Dryer, GrbgDispsl, O/RElec, RangeHdFan, Refrigratr, Washer
Interior Amen AtticAcces, CeilVlt, WkInClos, HrdrdFloor **Condo Dsc:** EndUnit
Ext Amen: DrvConcret, PoolCommu **Eating Area:** DinComb/LR
Equip: SmokeAlarm
Lot Size: 5097 **Acres** <1/4 Acre **# of Acr** 0.12 **Lot Info:**

Utilities

Heating: ForcedAir **Fuel:** Gas **Utility Option:** CableAvail, HighSpdAvl
Cooling: CentrlElec **Water Htr:** Gas **Prim Water Src:** MunWtrConn **Prim Sewage Disp:** MunSwrConn

Financial/Association Information

Poss Fincg: **Ownshp Int:** MandFee **Fee Pd:** Monthly **Fee Amt:** \$140
Fee Includes: Clubhouse, InsCommon, Lawncare, MainCommon, Pool, ProfMgmt, RemvlSnow **FHA Cert:**
More than 1 Assoc? **Mgmt Company:** **Mgmt Company Phone:**

Contract / Office Information

List Type: Exclusive Right to Sell **BAC:** 3.5 % **Var:** No **Insp/Warr:** Not Applicable **LD:** 08/17/2015
Circumstances of Sale: **Disc:** Not Applicable **Disc Oth:** Covnts&Restrct **Ent D:** 08/17/2015
Show: Yes **Show Dt:** 08/17/2015 **Poss:** Negotiable **Dir Solicit:** No **A/C Dt:**
LoFc: REMD01 : RE/MAX Legends Group **OP:** 317-849-7653 **X:** **OF:** 317-841-7204 **Dir:** **XD:** 08/17/2016
LAgt: 28428 : Kelly Johnson **Pref:** 317-849-7653 **Cell:** 317-908-9614 **Hm:** 317-908-9614 **TOM Dt:**
VM: **PF:** 317-333-6411 **Toll:** **Show:** 317-955-5555 **WD:**
Team: **Fdbk:** 317-863-4559 **Fdbk:** KELLY@KELLYSINDYHOMES.COM
CoAgt: **Pref:**
Con1: **Type:** **Ph:** **Chg Dt:** 02/04/2016
Con2: **Type:** **Ph:**



RMF Media: 19
BLC#: 21368214 **Status:** Active **Area:** 4912 - Marion - Center Ne **LP:** \$39,900
1529 EAST MICHIGAN St **City:** Indianapolis **Twp:** Center NE **Zip:** 46201
Subdiv: STURM & KOLLERS **Sec:** **Lot:** 8
School: Indianapolis Public Schools **Yr Blt:** 1915 **Sol Waste:** No
Tax ID: 491006132024000101 **Semi-Tax:** \$657 **Tx Yr Due:** 2014
Legal: STURM & KOLLERS CORR ADD **Tx Exempt:** None
Bldr/Prjct/Cont: **Est.Cmp.Dt:** **Parking:**
Cnst.Stg: **New Cnst:** **Levels:**
Rooms: **Bd:** **Baths:** **Floor#:** **Unit Entry:**
Basement: **Foundation:**

Approx. Room Sizes/Descriptions						SgFt			FB	HB	BD
L	F	W	L	F	W	Upper:	Upper:				
						Main:	Main:				
						Approx M/U Total: 0	Bsmt:				
						Basement:	Total:				
						Approx M/U&BSMNT: 0			DOM: 199		
						% Finished Basement	Source:		CDOM: 199		

Garage:
Fireplace:

Directions

Michigan Street East of Arsenal Ave on South side of street, across from High School.

Property Description

Good investment property with 2 rental units. House needs work and is being sold "As-Is", but once work is complete by buyer, the potential rental income is great.

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

The 2 units in the back building are under review by the City to see if they may remain.

Description

Life Style: **Arch Style:** **Exterior:** Wood **Porch:**
Ext Amen: **Eating Area:**
Equip:
Lot Size: 6399 **Acres** <1/4 Acre **# of Acr** 0.15 **Lot Info:** Busline, Sidewalks

Utilities

Financial/Association Information

Poss Fincg: **Ownshp Int:** **Fee Pd:** **Fee Amt:**
Fee Includes: **FHA Cert:**
More than 1 Assoc? **Mgmt Company:** **Mgmt Company Phone:**

Contract / Office Information

List Type: Exclusive Right to Sell **BAC:** 3.5 % **Var:** No **Insp/Warr:** Not Applicable **LD:** 07/29/2015
Circumstances of Sale: **Disc:** Not Applicable **Disc Oth:** As-Is **Ent D:** 07/31/2015
Show: Yes **Show Dt:** 07/31/2015 **Poss:** AtClosing **Dir Solicit:** No **A/C Dt:**
LoFc: REMD01 : RE/MAX Legends Group **OP:** 317-849-7653 **X:** **OF:** 317-841-7204 **Dir:** **XD:** 07/29/2016
LAgt: 28428 : Kelly Johnson **Pref:** 317-849-7653 **Cell:** 317-908-9614 **Hm:** 317-908-9614 **TOM Dt:**
VM: **PF:** 317-333-6411 **Toll:** **Show:** 317-955-5555 **WD:** 12/14/2015
Team: **Fdbk:** 317-863-4559 **Fdbk:** KELLY@KELLYSINDYHOMES.COM
CoAgt: **Pref:**
Con1: **Type:** **Ph:** **Chg Dt:** 01/28/2016
Con2: **Type:** **Ph:**



SFD Media: 24
BLC#: 21332242 **Sale** **Status:** Act W/ Cont **Area:** 4906 - Marion - Franklin
7451 WILDCAT RUN Ln **City:** Indianapolis **Twp:** Franklin
Subdiv: WILDCAT RUN **Sec:** 16
School: Franklin Township **Yr Blt:** 2006
Tax ID: 491501106009000300 **Semi-Tax:** \$1,022
Legal: WILDCAT RUN **Tx Exempt:** HmTxEx, MortTaxEx
Bldr/Prjct/Cont: **Est.Cmp.Dt:**
Cnst.Stg: **New Cnst:** No
Rooms: 11 **Bd:** 4 **Baths:** 4 **Floor#:**
Basement: No **Foundation:** Slab

SP:
LP: \$189,000
Zip: 46239
Lot: 550
Sol Waste: Yes
Tx Yr Due: 2013
Parking:
Levels: 2 Levels
Unit Entry:

Approx. Room Sizes/Descriptions								SqFt		FB	HB	BD
L	F	W		L	F	W		Upper:	Upper:			
Master Bedroom	20x15	M	C No	2ndBedroom	15x11	U	C No	2,112	2,200	2	0	3
3rdBedroom	13x11	U	C No	4thBedroom	11x11	U	C No	4,312	4,312	1	1	2
GreatRoom	24x16	M	C No	Kitchen	13x11	M	T No	0	0	0	0	0
DiningRoom	19x14	M	H No	BreakfastRoom	11x10	M	T No	4,312	4,312	3	1	4
DenLibrary	14x13	M	C No	LaundryRm	12x06	M	V No					
Loft	34x27	U	C No									
								Approx M/U Total:		Bsmt:		
								Basement:		Total:		
								Approx M/U&BSMNT:		DOM: 354		
								% Finished Basement		CDOM: 354		
								Source: Assessor				
								Garage: Yes / 2CarAttach				
								Fireplace: 1 / GasLog, GreatRoom				

Directions

Thompson Road East of Five Points Road, turn South on Choctaw Ridge Lane, at "Y", veer left on Choctaw Ridge Way. Turn right on Wildcat Run Lane. House is on the left.

Property Description

This house has so much to offer! One of the biggest houses in the neighborhood; over 4300 sq ft. Huge great room has beautiful gas log fireplace. Great kitchen with stainless appliances, center island and granite counters. Nice breakfast room with door to privacy fenced back yard. Beautiful hardwood in large dining room. 14x13 Office just inside the entry. Four exceptional bedrooms, 34x27 loft and 12x6 laundry room upstairs.

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

PENDING OFFER CONTINGENT ON LENDER SHORT SALE APPROVAL. Attached Short Sale Addendum must be presented with all offers. Preliminary titlework has been done by Security Title.

Description

Life Style: Detached **Arch Style:** TradAmer **Exterior:** VinylBrick **Porch:** PatioOpen, PorchCovrd
Master BR: DbISinks, FTubSepShr, WalkinClos **Areas:** Foyer2Story, LndryRmMn
Appl: CookTopGas, Dishwasher, GrbgDispsl, MicroHood, OvenBltn, OvenDouble, Refrigeratr
Interior Amen: AtticAcces, CeilCath, WlkInClos, HrdrdFloor, WinVinyl **Condo Dsc:**
Ext Amen: DrvConcret, FenceFullR, FencePrvcy **Eating Area:** BrkfstRoom, CntrIsland, FormalIDR, KitUpdated
Equip: SmokeAlarm
Lot Size: 9801 **Acres:** <1/4 Acre **# of Acr:** 0.23 **Lot Info:** TreesSmall

Utilities

Heating: ForcedAir **Fuel:** Gas **Utility Option:** CableAvail, HighSpdAvl
Cooling: CeilPadFan, CentrElec **Water Htr:** Gas **Prim Water Src:** MunWtrConn **Prim Sewage Disp:** MunSwrConn

Financial/Association Information

Poss Fincg: Conventnl, ICON, FHA, VA **Ownshp Int:** MandFee, PUD **Fee Pd:** Annually **Fee Amt:** \$330
Fee Includes: MainCommon, RemvISnow **FHA Cert:**
More than 1 Assoc?: **Mgmt Company:** **Mgmt Company Phone:**

Contract / Office Information

List Type: Exclusive Right to Sell **BAC:** 2.5 % **Var:** No **Insp/Warr:** Not Applicable **LD:** 01/13/2015
Circumstances of Sale: **Disc:** PossShortSale **Disc Oth:** SalesDiscOF **Ent D:** 01/19/2015
Show: Yes **Show Dt:** 01/19/2015 **Poss:** Negotiable **Dir Solicit:** No **A/C Dt:**
Loft: REMD01 : RE/MAX Legends Group **OP:** 317-849-7653 **X:** **OF:** 317-841-7204 **Dir:** **XD:** 01/05/2017
LAgt: 28428 : Kelly Johnson **Pref:** 317-849-7653 **Cell:** 317-908-9614 **Hm:** 317-908-9614 **TOM Dt:**
VM: **PF:** 317-333-6411 **Toll:** **Show:** 317-955-5555 **WD:**
Team: **Fdbk:** 317-863-4559 **Fdbk:** KELLY@KELLYSINDYHOMES.COM
CoAgt: **Pref:**
Con1: **Type:** **Ph:** **Chg Dt:** 01/18/2016
Con2: **Type:** **Ph:**
SOfc: BHHS03 : Berkshire Hathaway Home **OP:** 317-881-7900 **Seller Pd CC:** **Terms:** **PD:**
SAgt: 14469 : Faith Leininger **Pref:** **Seller Pd Pts:** **Est Cls:** 02/25/2016



SFD Media: 14
BLC#: 21393916 **Sale** **Status:** Act W/ Cont **Area:** 4908 - Marion - Decatur
8547 BLUFF POINT Dr **City:** Camby **Twp:** Decatur
Subdiv: COLONY AT HEARTLAND CROSSING **Sec:** 9
School: Decatur Township **Yr Blt:** 2003
Tax ID: 491321100034000200 **Semi-Tax:** \$481
Legal: COLONY AT HEARTLAND CROSS **Tx Exempt:** HmTxEx
Bldr/Prjct/Cont: **Est.Cmp.Dt:**
Cnst.Stg: **New Cnst:** No
Rooms: 6 **Bd:** 3 **Baths:** 2 **Floor#:**
Basement: No **Foundation:** Slab

SP:
LP: \$102,000
Zip: 46113
Lot: 560
Sol Waste: No
Tx Yr Due: 2014
Parking:
Levels: 1 Level
Unit Entry:

Approx. Room Sizes/Descriptions						SgFt			FB	HB	BD		
L	F	W		L	F	W	Upper:		Upper:				
Master Bedroom	15x12	M	C	No	2ndBedroom	12x11	M	C	No	0	0	0	
3rdBedroom	13x16	M	C	No	LivingRoom	17x16	M	C	No	1,224	2	0	3
Kitchen	13x16	M	T	No	LaundryRm	09x06	M	V	No	1,224	0	0	0
							Basement:			0	2	0	3
							Approx M/U Total:			1,224			
							Approx M/U&BSMNT:			1,224			DOM: 48
							% Finished Basement		Source: Assessor				CDOM: 48

Garage: Yes / 2CarAttach
Fireplace: 0

Directions

SR67 (Kentucky Ave), turn South on Enterprise Drive, turn Right on Bluff Point Drive. House is on the Left.

Property Description

Very nice 3 bedroom 2 full bath ranch in great neighborhood with community park/playground and pool. Large Eat-in Kitchen complete with stainless appliances. All bedrooms are good size; master has walk-in closet. Privacy fenced back yard is great for outdoor entertaining.

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

Trampoline in back yard is negotiable.

Description

Life Style: Detached **Arch Style:** Ranch **Exterior:** VinylBrick **Porch:**
Master BR: **Areas** LndryRmMn
Appl: Dishwasher, GrbgDispsl, O/RElec, RangeHdFan, Refrigratr
Interior Amen AtticAcces, WlkInClos **Condo Dsc:**
Ext Amen: DrvConcret, FenceFullR, FencePrvcy **Eating Area:** EatInKitch
Equip: SmokeAlarm
Lot Size: .17ac **Acres** <1/4 Acre **# of Acr** 0.17 **Lot Info:**

Utilities

Heating: ForcedAir **Fuel:** Gas **Utility Option:** CableAvail, HighSpdAvl
Cooling: CentrlElec **Water Htr:** Gas **Prim Water Src:** MunWtrConn **Prim Sewage Disp:** MunSwrConn

Financial/Association Information

Poss Fincg: **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** \$385
Fee Includes: AssocHmOwn, MainCommon, PrkPlygrnd, Pool **FHA Cert:**
More than 1 Assoc? **Mgmt Company:** Heartland Crossing **Mgmt Company Phone:**

Contract / Office Information

List Type: Exclusive Right to Sell **BAC:** 3 % **Var:** No **Insp/Warr:** Not Applicable **LD:** 01/12/2016
Circumstances of Sale: **Disc:** Not Applicable **Disc Oth:** SalesDiscOF **Ent D:** 01/14/2016
Show: Yes **Show Dt:** 01/14/2016 **Poss:** Negotiable **Dir Solicit:** No **A/C Dt:**
LoFc: REMD01 : RE/MAX Legends Group **OP:** 317-849-7653 **X:** **OF:** 317-841-7204 **Dir:** **XD:** 06/11/2016
LAgt: 28428 : Kelly Johnson **Pref:** 317-849-7653 **Cell:** 317-908-9614 **Hm:** 317-908-9614 **TOM Dt:**
VM: **PF:** 317-333-6411 **Toll:** **Show:** 317-955-5555 **WD:**
Team: **Fdbk:** 317-863-4559 **Fdbk:**
CoAgt: **Pref:**
Con1: **Type:** **Ph:** **Chg Dt:** 02/17/2016
Con2: **Type:** **Ph:**
SOfc: IRPL01 : Indiana Realty Pros, Inc. **OP:** 317-888-5000 **Seller Pd CC:** **Terms:** **PD:**
SAgt: 26859 : Ema Boykova **Pref:** **Seller Pd Pts:** **Est Cls:** 03/25/2016



LOT Media: 2
BLC#: 21387690 **Sale** **Status:** Pending **Area:** 2912 - Hamilton - Fall Creek **LP:** \$39,900
FAIRWOOD Dr **City:** Mc Cordsville **Twp:** Fall Creek **Zip:** 46055
Subdiv: HIGHLAND SPRINGS **Sec:** **Lot:** 54
School: Hamilton Southeastern **Yr Blt:** **Sol Waste:** No
Tax ID: 291511404001000033 **Semi-Tax:** \$390 **Tx Yr Due:** 2011
Legal: Highland Springs **Tx Exempt:** None
Bldr/Prjct/Cont: **Est.Cmp.Dt:** **Parking:**
Cnst.Stg: **New Cnst:** **Levels:**
Rooms: **Bd:** **Baths:** 0 **Floor#:** **Unit Entry:**
Basement: **Foundation:**

Approx. Room Sizes/Descriptions				SgFt		FB	HB	BD
L	F	W	L	F	W			
Upper:						Upper:		
Main:						Main:		
Approx M/U Total:				0		Bsmt:		
Basement:						Total:		
Approx M/U&BSMNT:				0		0 0		
% Finished Basement						DOM: 112		
						CDOM: 112		

Garage:
Fireplace:

Directions

96TH ST TO HIGHLAND SPRINGS NORTH DR. (ENTRANCE TO HIGHLAND SPRINGS) TO LEFT ON HIGHLAND SPRINGS TO RIGHT ON OAKLEAF WAY TO FAIRWOOD DR. LOT IS ON THE RIGHT.

Property Description

Wonderful lot in great area is perfect for building your new home. Loads of trees for added privacy.

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

Description

Life Style: **Arch Style:** **Exterior:** **Porch:**
Ext Amen: **Eating Area:**
Equip:
Lot Size: .65 **Acres** 1/2-1 Acre **# of Acr** 0.65 **Lot Info:**

Utilities

Heating: **Fuel:** **Utility Option:**
Cooling: **Water Htr:** **Prim Water Src:** **Prim Sewage Disp:**

Financial/Association Information

Poss Fincg: Conventnl **Ownshp Int:** **Fee Pd:** **Fee Amt:**
Fee Includes: **FHA Cert:**
More than 1 Assoc? **Mgmt Company:** **Mgmt Company Phone:**

Contract / Office Information

List Type: Exclusive Right to Sell **BAC:** 3.5 % **Var:** No **Insp/Warr:** **LD:** 11/16/2015
Circumstances of Sale: **Disc:** Not Applicable **Disc Oth:** SalesrDiscNR **Ent D:** 11/16/2015
Show: **Show Dt:** **Poss:** AtClosing **Dir Solicit:** No **A/C Dt:**
LoFc: REMD01 : RE/MAX Legends Group **OP:** 317-849-7653 **X:** **OF:** 317-841-7204 **Dir:** **XD:** 05/16/2016
LAgt: 28428 : Kelly Johnson **Pref:** 317-849-7653 **Cell:** 317-908-9614 **Hm:** 317-908-9614 **TOM Dt:**
VM: **PF:** 317-333-6411 **Toll:** **Show:** 317-955-5555 **WD:**
Team: **Fdbk:** 317-863-4559 **Fdbk:**
CoAgt: **Pref:**
Con1: **Type:** **Ph:** **Chg Dt:** 03/07/2016
Con2: **Type:** **Ph:**
SOFc: REMD01 : RE/MAX Legends Group **OP:** 317-849-7653 **Seller Pd CC:** **Terms:** **PD:** 03/04/2016
SAgt: 28428 : Kelly Johnson **Pref:** **Seller Pd Pts:** **Est Cls:** 04/04/2016
Circumstances re: Sal **ClS Dt:**



SFD Media: 24
BLC#: 21366938 **Sale** **Status:** Pending **Area:** 2914 - Hamilton - Noblesville **LP:** \$289,900
11086 COBIA PI **City:** Noblesville **Twp:** Noblesville **Zip:** 46060
Subdiv: ROUEBUSH FARMS **Sec:** 3 **Lot:** 100
School: Noblesville Schools **Yr Blt:** 2005 **Sol Waste:** Yes
Tax ID: 290728010010000013 **Semi-Tax:** \$1,453 **Tx Yr Due:** 2014
Legal: Roudebush Farms **Tx Exempt:** HmTxEx, MortTaxEx
Bldr/Prjct/Cont: **Est.Cmp.Dt:** **Parking:**
Cnst.Stg: **New Cnst:** No **Levels:** 2 Levels
Rooms: 13 **Bd:** 6 **Baths:** 5 **Floor#:** **Unit Entry:**
Basement: Yes / Finished, EgressWin **Foundation:** BsmtPrCnc

Approx. Room Sizes/Descriptions								SgFt			FB	HB	BD
L	F	W		L	F	W		Upper:	Upper:	2	0	4	
Master Bedroom	26x21	U	C No	2ndBedroom	17x12	U	C No	Main:	Main:	1	1	0	
3rdBedroom	14x13	U	C No	4thBedroom	14x14	U	C No	Approx M/U Total:	Bsmt:	1	0	1	
5thBedroom	12x12	B	C No	FamilyRoom	19x34	B	C No	Basement:	Total:	4	1	6	
GreatRoom	18x22	M	H No	Kitchen	17x13	M	H No	Approx M/U&BSMNT:		DOM: 184			
DiningRoom	14x11	M	H No	Office	11x14	M	C No	% Finished Basement	75+	Source:	Assessor	CDOM: 184	
BonusRoom	18x19	U	C No	ExerciseRm	13x12	B	C No	Garage:	Yes / 3CarAttach / GarDrOpenr				
								Fireplace:	1 / GasLog, GreatRoom				

Directions

SR37, turn East on 191st, turn North (left) on Promise Rd, turn East (right) on Godfrey Dr, turn South (right) on Searay Dr, turn West (right) on Cobia to house.

Property Description

Fabulous custom home w/6 bdrms, 4 full baths & 1 half bath. Many custom upgrades. Bsmt has been finished into a complete 2nd living space w/fam rm, kit w/bar, full bath, bdrm & exercise rm & room for pool table or a dining rm. There's an addtl unfinished storage area. Main level has beautiful hwdws w/great rm, lg kit, brkfst area, dining rm, office & a bdrm w/full bath plus a sunroom & full Indry. Upstairs has mstr ste w/cath clg. 3 more bdrms, 2 full baths, bonus rm, Indry rm. Beautiful bk yd.

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

Photos of basement in attachment. Preliminary titlework has already been done by Chicago Title.

Description

Life Style: Detached **Arch Style:** TradAmer **Exterior:** Brick, Vinyl **Porch:** PatioScrnd, PorchCovrd
Master BR: 2nd Master Bedroom, DblSinks, FTubSepShr, SittingRm, WalkinClos **Areas** LndryRmMn, LndryRmUp
Appl: Dishwasher, GrbgDispl, MicroHood, O/RElec, Refrigratr
Interior Amen AtticAcces, WlkinClos, HrdrdFloor, WetBar **Condo Dsc:**
Ext Amen: BarnMini, DrvConcret, Playset, Sprkr/IrrSys **Eating Area:** BrkfstBar, CntrIsland, FormalDR, PntryWkIn
Equip: SmpPmp w/Bac, WetBar, WtrSftnPd
Lot Size: 16988 **Acres** 1/4-1/2 Acre **# of Acr** 0.39 **Lot Info:** Cul-De-Sac, RurallnSub

Utilities

Heating: ForcedAir **Fuel:** Gas **Utility Option:** CableAvail, HighSpdAvl
Cooling: CentrElec **Water Htr:** Gas **Prim Water Src:** MunWtrConn **Prim Sewage Disp:** MunSwrConn

Financial/Association Information

Poss Fincg: **Ownshp Int:** MandFee **Fee Pd:** Quarterly **Fee Amt:** \$108
Fee Includes: Clubhouse, EntryComm, PrkPlygrnd, Pool, RemvlSnow **FHA Cert:**
More than 1 Assoc? **Mgmt Company:** **Mgmt Company Phone:**

Contract / Office Information

List Type: Exclusive Right to Sell **BAC:** 3 % **Var:** No **Insp/Warr:** Not Applicable **LD:** 07/23/2015
Circumstances of Sale: **Disc:** Not Applicable **Disc Oth:** SalesDiscOF **Ent D:** 07/23/2015
Show: Yes **Show Dt:** 07/23/2015 **Poss:** Negotiable **Dir Solicit:** No **A/C Dt:**
LoFc: REMD01 : RE/MAX Legends Group **OP:** 317-849-7653 **X:** **OF:** 317-841-7204 **Dir:** **XD:** 01/30/2016
LAgt: 28428 : Kelly Johnson **Pref:** 317-849-7653 **Cell:** 317-908-9614 **Hm:** 317-908-9614 **TOM Dt:**
VM: **PF:** 317-333-6411 **Toll:** **Show:** 317-955-5555 **WD:**
Team: **Fdbk:** 317-863-4559 **Fdbk:** KELLY@KELLYSINDYHOMES.COM
CoAgt: **Pref:**
Con1: **Type:** **Ph:** **Chg Dt:** 01/27/2016
Con2: **Type:** **Ph:**
SOfc: REAB05 : RE/MAX Ability Plus **OP:** 317-915-0900 **Seller Pd CC:** **Terms:** **PD:** 01/22/2016
SAgt: 21536 : David M Galt **Pref:** 317-915-8643 **Seller Pd Pts:** **Est Cls:** 03/18/2016
Circumstances re: Sal **ClS Dt:**



SFD Media: 12
BLC#: 21402286 **Sale** **Status:** Pending **Area:** 3203 - Hendricks - Lincoln **LP:** \$144,900
2666 KILMURRAY Dr **City:** Brownsburg **Twp:** Lincoln **Zip:** 46112
Subdiv: NORTHFIELD AT WYNNE FARMS **Sec:** 2A **Lot:** 97
School: Brownsburg Community **Yr Blt:** 2011 **Sol Waste:** Yes
Tax ID: 320725178009000016 **Semi-Tax:** \$675 **Tx Yr Due:** 2014
Legal: NORTHFIELD AT WYNN **Tx Exempt:** None
Bldr/Prjct/Cont: Arbor Homes **Est.Cmp.Dt:**
Cnst.Stg: **New Cnst:** No **Parking:**
Rooms: 7 **Bd:** 3 **Baths:** 2 **Floor#:** **Levels:** 1 Level
Basement: No **Foundation:** Slab **Unit Entry:**

Approx. Room Sizes/Descriptions				SqFt			FB	HB	BD		
L	F	W		L	F	W					
Master Bedroom	17x13	M	C No	2ndBedroom	12x12	M	C No	Upper:	0	0	0
3rdBedroom	10x10	M	C No	GreatRoom	24x15	M	C No	Main:	1,510	2	0 3
Kitchen	13x10	M	V No	BreakfastRoom	13x09	M	V No	Approx M/U Total:	1,510	Bsmt:	0 0 0
LaundryRm	08x06	M	V No					Basement:	0	Total:	2 0 3
								Approx M/U&BSMNT:	1,510	DOM: 4	
								% Finished Basement	Source: Builder	CDOM: 4	

Garage: Yes / 2CarAttach
Fireplace: 0

Directions

Take SR 267 North to CR 300N, turn rt or east to Northfield Dr, turn rt or south on Northfield to Wicklow Way then rt immediately onto Kilmurray Dr. Home is on left.

Property Description

Great floor plan with kitchen open to large great room. Beautiful breakfast room and kitchen with laminate flooring, stainless appliances, and gorgeous black cabinetry. All kitchen appliances stay! 17x13 master bedroom has walk-in closet and master bath. Patio doors in breakfast room to patio that is the perfect size for entertaining. All of this in a very nice neighborhood that's close to schools, restaurants, shopping and more.

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

Description

Life Style: Detached **Arch Style:** Ranch **Exterior:** Brick, Vinyl **Porch:** PatioOpen, PorchCovrd
Master BR: FTub w/Shr, SplitBedRm, WalkinClos **Areas** FoyerLarge, LndryRmMn
Appl: Dishwasher, MicroHood, O/RElec, Refrigratr
Interior Amen AtticAcces, WlkInClos, WdWkPaintd **Condo Dsc:**
Ext Amen: DrvConcret **Eating Area:** BrkfstRoom, EatInKitch, Pantry
Equip: SmokeAlarm
Lot Size: 70x143 **Acres** <1/4 Acre **# of Acr** 0.22 **Lot Info:** Sidewalks, StrtlLights, RuralInSub, TreesSmall

Utilities

Heating: ForcedAir **Fuel:** Electric **Utility Option:** CableAvail, HighSpdAvl
Cooling: CentrlElec **Water Htr:** Electric **Prim Water Src:** MunWtrConn **Prim Sewage Disp:** MunSwrConn

Financial/Association Information

Poss Fincg: **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** \$540
Fee Includes: AssocBldr, EntryComm, InsCommon, MainCommon, RemvTrash **FHA Cert:**
More than 1 Assoc? **Mgmt Company:** arbor **Mgmt Company Phone:**

Contract / Office Information

List Type: Exclusive Right to Sell **BAC:** 3.5 % **Var:** No **Insp/Warr:** WarrBldr **LD:** 03/04/2016
Circumstances of Sale: **Disc:** Not Applicable **Disc Oth:** SalesDiscNR **Ent D:** 03/04/2016
Show: Yes **Show Dt:** 03/04/2016 **Poss:** AtClosing **Dir Solicit:** No **A/C Dt:**
LoFc: REMD01 : RE/MAX Legends Group **OP:** 317-849-7653 **X:** **OF:** 317-841-7204 **Dir:** **XD:** 09/04/2016
LAgt: 28428 : Kelly Johnson **Pref:** 317-849-7653 **Cell:** 317-908-9614 **Hm:** 317-908-9614 **TOM Dt:**
VM: **PF:** 317-333-6411 **Toll:** **Show:** 317-955-5555 **WD:**
Team: **Fdbk:** 317-863-4559 **Fdbk:**
CoAgt: **Pref:**
Con1: **Type:** **Ph:** **Chg Dt:** 03/08/2016
Con2: **Type:** **Ph:**
SOfc: BOTA01 : Bonwell Tanner Group, Inc. **OP:** 317-222-1304 **Seller Pd CC:** **Terms:** **PD:** 03/07/2016
SAgt: 24680 : Karen Tanner **Pref:** 317-714-7687 **Seller Pd Pts:** **Est Cls:** 03/28/2016
Circumstances re: Sal **ClS Dt:**



SFD Media: 13
BLC#: 21395220 **Sale** **Status:** Pending **Area:** 3204 - Hendricks - Washington **LP:** \$144,900
8418 ANDERSON Cir **City:** Avon **Twp:** Washington **Zip:** 46123
Subdiv: IANS POINTE **Sec:** **Lot:** 51
School: Avon Community **Yr Blt:** 2001 **Sol Waste:** No
Tax ID: 320736387011000022 **Semi-Tax:** \$3,042 **Tx Yr Due:** 2015
Legal: Lot 51 Ians Pointe Phase **Tx Exempt:** None
Bldr/Prjct/Cont: **Est.Cmp.Dt:** **Parking:**
Cnst.Stg: **New Cnst:** No **Levels:** 1 Level
Rooms: 6 **Bd:** 3 **Baths:** 2 **Floor#:** **Unit Entry:**
Basement: Yes / Finished **Foundation:** Basement-Block

Approx. Room Sizes/Descriptions						SqFt			FB	HB	BD		
L	F	W		L	F	W	Upper:	Upper:					
Master Bedroom	11x11	M	C	No	2ndBedroom	11x9	M	C	No	0	0	0	
3rdBedroom	11x9	M	C	No	GreatRoom	14x20	M	L	No	1,131	2	0	3
Kitchen	11x11	M	L	No	Rec/PlayRm	21x15	B	C	No	1,131	0	0	0
BonusRoom	18x31	B	C	No						1,131	2	0	3
							Approx M/U Total:			2,262	DOM: 17		
							Basement:				75+%	CDOM: 17	
							Approx M/U&BSMNT:						
							% Finished Basement		Source:	Assessor			

Garage: Yes / 2CarAttach
Fireplace: 1 / GreatRoom

Directions

Dan Jones Rd North of US36, turn East on 100N, turn North on Kinross Drive (entrance into Ian's Point), turn . Follow to Anderson Circle on the left. Home is on the right

Property Description

Very nice, well maintained 3 bedroom ranch with full finished basement in great neighborhood. Huge great room with beautiful wood laminate flooring and a fireplace. Kitchen also has wood laminate flooring, along with top of the line cabinetry, counters and appliances. The basement has unique carpeting that enhances any décor. Gorgeous landscaping plus fully fenced back yard.

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

Please notify your buyer that taxes will be much lower with exemptions. BLC tax report is incorrect; there are currently no exemptions.

Description

Life Style: Detached **Arch Style:** Ranch, TradAmer **Exterior:** Brick, Vinyl **Porch:** PatioOpen, PorchCovrd
Master BR: DblSinks, FTubSepShr **Areas**
Appl: Dishwasher, GrbgDispl, MicroHood, O/RElec, Refrigratr
Interior Amen AtticAcces, CeilCath, WinVinyl **Condo Dsc:**
Ext Amen: DrvConcret, FenceFullR **Eating Area:** DinComb/GR, EatInKitch
Equip: SmokeAlarm
Lot Size: 118x139 **Acres** 1/4-1/2 Acre **# of Acr** 0.37 **Lot Info:** Corner, Cul-De-Sac, TreesSmall

Utilities

Heating: ForcedAir **Fuel:** Electric **Utility Option:** CableAvail
Cooling: CentrElec **Water Htr:** Electric **Prim Water Src:** MunWtrConn **Prim Sewage Disp:** MunSwrConn

Financial/Association Information

Poss Fincg: **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** \$250
Fee Includes: AssocHmOwn, EntryComm, RemvlnSnow **FHA Cert:**
More than 1 Assoc? **Mgmt Company:** **Mgmt Company Phone:**

Contract / Office Information

List Type: Exclusive Right to Sell **BAC:** 3 % **Var:** No **Insp/Warr:** General **LD:** 01/20/2016
Circumstances of Sale: **Disc:** Not Applicable **Disc Oth:** None **Ent D:** 01/20/2016
Show: Yes **Show Dt:** 01/20/2016 **Poss:** Negotiable **Dir Solicit:** No **A/C Dt:**
LoFc: REMD01 : RE/MAX Legends Group **OP:** 317-849-7653 **X:** **OF:** 317-841-7204 **Dir:** **XD:** 07/20/2016
LAgt: 28428 : Kelly Johnson **Pref:** 317-849-7653 **Cell:** 317-908-9614 **Hm:** 317-908-9614 **TOM Dt:**
VM: **PF:** 317-333-6411 **Toll:** **Show:** 317-955-5555 **WD:**
Team: **Fdbk:** 317-863-4559 **Fdbk:**
CoAgt: **Pref:**
Con1: **Type:** **Ph:** **Chg Dt:** 03/07/2016
Con2: **Type:** **Ph:**
SOfc: CSRG04 : RE/MAX Centerstone **OP:** 317-272-5002 **Seller Pd CC:** **Terms:** **PD:** 03/05/2016
SAgt: 22664 : Anthony Pickett **Pref:** **Seller Pd Pts:** **Est Cls:** 03/31/2016
Circumstances re: Sal **ClS Dt:**



SFD Media: 22
BLC#: 21400126 **Sale** **Status:** Pending **Area:** 3204 - Hendricks - Washington **LP:** \$229,900
1378 RUNNINGBROOK Dr **City:** Avon **Twp:** Washington **Zip:** 46123
Subdiv: APPLE CREEK **Sec:** 2 **Lot:** 39
School: Avon Community **Yr Blt:** 1997 **Sol Waste:** No
Tax ID: 321015254016000022 **Semi-Tax:** \$985 **Tx Yr Due:** 2015
Legal: Apple Creek **Tx Exempt:** None
Bldr/Prjct/Cont: **Est.Cmp.Dt:** **Parking:**
Cnst.Stg: **New Cnst:** No **Levels:** 2 Levels
Rooms: 12 **Bd:** 3 **Baths:** 4 **Floor#:** **Unit Entry:**
Basement: Yes / Finished **Foundation:** BsmtPrCnc

Approx. Room Sizes/Descriptions						SqFt			FB	HB	BD
L	F	W	L	F	W	Upper:	Upper:				
Master Bedroom	17x14	U C Yes	2ndBedroom	12x11	U C Yes	1,142	2	0	3		
3rdBedroom	11x11	U C Yes	GreatRoom	19x13	M C Yes	962	0	1	0		
Kitchen	14x11	M L Yes	DiningRoom	13x11	M C Yes	Approx M/U Total:	2,104	1	0	0	
BreakfastRoom	11x11	M L No	Rec/PlayRm	23x11	B C Yes	Basement:	962	3	1	3	
LaundryRm	07x05	M L No	HomeTheatr	14x13	B C Yes	Approx M/U&BSMNT:	3,066	DOM: 2			
Loft	16x11	U C Yes				% Finished Basement	75+%	CDOM: 2			
						Source: Assessor					
						Garage: Yes / 2CarAttach / FinGarage, KeylessEnt, ServiceDoor, StorageArea					
						Fireplace: 0 / NoFirepl					

Directions

US 36 West to SR 267. South on 267, turn Right on CR 150S, turn Right on Runningbrook Drive. House is on the right.

Property Description

Very Well Maintained Two-Story 3 Bedroom 3-1/2 Bath Home in Great Neighborhood. Great Room is open to the Breakfast Room & Fabulous Kitchen with Gorgeous White Cabinetry, Granite Counters, Walk-in Pantry & Stainless Appliances. Dining Room is currently being used as a Formal Living Room. Master Bedroom has a Walk-in Closet & large full bath with Double Sinks. Finished Basement has a Rec Room, Theatre Room, a Full Bath plus cabinetry and counters. Huge deck overlooks privacy fenced back yard.

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

Description

Life Style: Detached **Arch Style:** Two Story **Exterior:** Brick, Vinyl **Porch:** Cabana, DeckMain
Master BR: DblSinks, FullShrStl, WalkinClos **Areas:** FoyerSmall, LndryRmMn
Appl: Dishwasher, Dryer, GrbgDispsl, MicroHood, O/RGas, Refrigratr, Washer
Interior Amen: AtticAcces, CeilRsed, WilknClos, WdWkPaintd **Condo Dsc:**
Ext Amen: DrvConcret, FenceFullR, FencePrvcy **Eating Area:** BrkfstRoom, CntrlIsland, FormalDR, PntryWkIn
Equip: SmokeAlarm, SmpPmp w/Bac
Lot Size: 96x145 **Acres:** 1/4-1/2 Acre **# of Acr:** 0.32 **Lot Info:** Sidewalks, TreeMature

Utilities

Heating: ForcedAir **Fuel:** Gas **Utility Option:** CableAvail, HighSpdAvl
Cooling: CentrElec **Water Htr:** Gas **Prim Water Src:** MunWtrConn **Prim Sewage Disp:** MunSwrConn

Financial/Association Information

Poss Fincg: Conventnl, ICON, FHA, VA **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** \$125
Fee Includes: InsCommon, MainCommon **FHA Cert:**
More than 1 Assoc?: **Mgmt Company:** unknown **Mgmt Company Phone:**

Contract / Office Information

List Type: Exclusive Right to Sell **BAC:** 3.5 % **Var:** No **Insp/Warr:** Not Applicable **LD:** 02/29/2016
Circumstances of Sale: **Disc:** Not Applicable **Disc Oth:** Defects/NN, SalesDiscOF, SalesDiscMedia **Ent D:** 02/29/2016
Show: Yes **Show Dt:** 02/29/2016 **Poss:** Negotiable **Dir Solicit:** No **A/C Dt:**
LoFc: REMD01 : RE/MAX Legends Group **OP:** 317-849-7653 **X:** **OF:** 317-841-7204 **Dir:** **XD:** 08/29/2016
LAgt: 28428 : Kelly Johnson **Pref:** 317-849-7653 **Cell:** 317-908-9614 **Hm:** 317-908-9614 **TOM Dt:**
VM: **PF:** 317-333-6411 **Toll:** **Show:** 317-955-5555 **WD:**
Team: **Fdbk:** 317-863-4559 **Fdbk:**
CoAgt: **Pref:**
Con1: **Type:** **Ph:** **Chg Dt:** 03/02/2016
Con2: **Type:** **Ph:**
SOfc: TUCK04 : F.C. Tucker Company **OP:** 317-271-1700 **Seller Pd CC:** **Terms:** **PD:** 03/01/2016
SAgt: 22464 : Marty Wagner **Pref:** **Seller Pd Pts:** **Est Cls:** 04/13/2016
Circumstances re: Sal **ClS Dt:**



SFD Media: 20
BLC#: 21395989 **Sale** **Status:** Pending **Area:** 4902 - Marion - Pike
5225 ALPINE VIOLET Way **City:** Indianapolis **Twp:** Pike
Subdiv: AUGUSTA MEADOWS **Sec:**
School: Pike Township **Yr Blt:** 2012
Tax ID: 490606121002042600 **Semi-Tax:** \$1,332
Legal: AUGUSTA MEADOWS **Tx Exempt:** None
Bldr/Prjct/Cont: Ryland Homes **Est.Cmp.Dt:**
Cnst.Stg: **New Cnst:** No
Rooms: 7 **Bd:** 3 **Baths:** 2 **Floor#:**
Basement: No **Foundation:** Slab

SP:
LP: \$139,900
Zip: 46254
Lot: 42
Sol Waste: No
Tx Yr Due: 2015
Parking:
Levels: 1 Level
Unit Entry:

Approx. Room Sizes/Descriptions				SgFt			FB	HB	BD		
L	F	W		L	F	W					
Master Bedroom	17x14	M	C No	2ndBedroom	11x10	M	C No	Upper:	0	0	0
3rdBedroom	12x10	M	C No	GreatRoom	18x16	M	C No	Main:	1,606	2	0 3
Kitchen	13x10	M	L No	BreakfastRoom	15x10	M	L No	Approx M/U Total:	1,606	0	0 0
LaundryRm	10x9	M	L No					Basement:	0	2	0 3
								Approx M/U&BSMNT:	1,606		
								% Finished Basement		Source:	Builder
										DOM:	14
										CDOM:	14

Garage: Yes / 2CarAttach / GarDrOpenr
Fireplace: 1 / GasLog, GreatRoom

Directions

West 56th Street, turn North on Moller Rd, turn East on 59th St, turn South on Blair Pl (turns into Alpine Violet Way). House is on the left.

Property Description

Gorgeous hardwood laminate greets you as you enter this spacious 3 bedroom 2 full bath ranch. Large great room boasts a beautiful gas log fireplace and patio doors and is open to the breakfast room and kitchen which has the 'newly sought after' black appliances as well as custom black cabinetry. All bedrooms are good size; master comes with walk-in closet and full bath with separate tub and shower plus double sinks. Privacy fenced back patio is great for entertaining.

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

Description

Life Style: Detached **Arch Style:** Ranch **Exterior:** VinylBrick **Porch:** PatioOpen, PorchCovrd
Master BR: DblSinks, FullShrStl, GardenTub, WalkInClos **Areas** FoyerLarge, LndryRmMn
Appl: Dishwasher, GrbgDispl, MicroHood, O/RElec, Refrigratr
Interior Amen CeilRsed, CeilVlt, WlklnClos, WinVinyl, WdWkPaintd **Condo Dsc:**
Ext Amen: DrvConcret, FencePartl, FencePrvcy **Eating Area:** BrkfstRoom, CntrlIsland, KitUpdated, Pantry
Equip: NetworkRdy, MultPhnLin, SmokeAlarm
Lot Size: 0.17 AC **Acres** <1/4 Acre **# of Acr** 0.17 **Lot Info:** Sidewalks, StormSewer, TreesSmall

Utilities

Heating: ForcedAir **Fuel:** Gas **Utility Option:** CableAvail, GasConn, HighSpdAvl
Cooling: CentrlElec **Water Htr:** Electric **Prim Water Src:** MunWtrConn **Prim Sewage Disp:** MunSwrConn

Financial/Association Information

Poss Fincg: **Ownshp Int:** MandFee **Fee Pd:** Quarterly **Fee Amt:** \$75
Fee Includes: AssocBldr, EntryComm, InsCommon, MainCommon, ProfMgmt **FHA Cert:**
More than 1 Assoc? **Mgmt Company:** **Mgmt Company Phone:**

Contract / Office Information

List Type: Exclusive Right to Sell **BAC:** 3 % **Var:** Yes **Insp/Warr:** Not Applicable **LD:** 01/27/2016
Circumstances of Sale: **Disc:** Not Applicable **Disc Oth:** Covnts&Restrct, SalesDiscOF **Ent D:** 01/27/2016
Show: Yes **Show Dt:** 01/27/2016 **Poss:** Negotiable **Dir Solicit:** No **A/C Dt:**
LoFc: REMD01 : RE/MAX Legends Group **OP:** 317-849-7653 **X:** **OF:** 317-841-7204 **Dir:** **XD:** 06/27/2016
LAgt: 28428 : Kelly Johnson **Pref:** 317-849-7653 **Cell:** 317-908-9614 **Hm:** 317-908-9614 **TOM Dt:**
VM: **PF:** 317-333-6411 **Toll:** **Show:** 317-955-5555 **WD:**
Team: **Fdbk:** 317-863-4559 **Fdbk:**
CoAgt: **Pref:**
Con1: **Type:** **Ph:** **Chg Dt:** 02/10/2016
Con2: **Type:** **Ph:**
SOfc: MYNH01 : 123 My New Home **OP:** 317-201-6811 **Seller Pd CC:** **Terms:** **PD:** 02/10/2016
SAgt: 34287 : Shadd M Cullen **Pref:** **Seller Pd Pts:** **Est Cls:** 03/25/2016
Circumstances re: Sal **ClS Dt:**



SFD Media: 24
BLC#: 21388147 **Sale** Status: Pending Area: 4903 - Marion - Washington LP: \$69,900
4025 CORNELIUS Ave City: Indianapolis Twp: Washington Zip: 46208
Subdiv: CULVER RIGGS & LYNN'S Sec: Lot: 56
School: Indianapolis Public Schools Yr Blt: 1920 Sol Waste: Yes
Tax ID: 490614125238000801 Semi-Tax: \$302 Tx Yr Due: 2014
Legal: CULVER RIGGS & LYNN'S SUB Tx Exempt: MortTaxEx, OtherTxEx
Bldr/Prjct/Cont: Est.Cmp.Dt: Parking:
Cnst.Stg: New Cnst: No Levels: 2 Levels
Rooms: 6 **Bd:** 3 **Baths:** 3 **Floor#:** Foundation: Basement-Block
Basement: Yes / Unfinished

Approx. Room Sizes/Descriptions						SgFt		FB	HB	BD				
L	F	W		L	F	W								
Master Bedroom	12x12	M	C	Yes	2ndBedroom	14x13	U	C	No	Upper:	1	0	2	
3rdBedroom	13x12	U	C	No	LivingRoom	16x13	M	C	Yes	Main:	1	1	1	
Kitchen	13x12	M	H	Yes	DiningRoom	13x12	M	H	Yes	Approx M/U Total:	1,768	0	0	0
										Basement:	364	2	1	3
										Approx M/U&BSMNT:	2,132	DOM: 96		
										% Finished Basement	0-25%	CDOM: 417		
										Source:	Assessor			

Garage: Yes / 2CarDetach
Fireplace: 0 / NoFirepl

Directions

From Meridian take 40th Street West. Turn North on Cornelius to house on the right.

Property Description

Almost 1800 sq ft completely rehabbed 3 bedroom 2-1/2 bath 2-story in Butler- Tarkington. Beautiful hardwood flooring in kitchen and dining room. Kitchen boasts stainless appliances, formica counters and beautiful cabinetry. New carpet and fresh paint throughout. Unfinished basement could easily be finished into a rec/play room, home theatre, or office. Two car detached garage and privacy fenced back yard.

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

Description

Life Style: Detached **Arch Style:** TradAmer **Exterior:** Vinyl **Porch:** PorchCovrd
Master BR: MainLevel **Areas** Jk&JilBath
Appl: Dishwasher, GrbgDispsl, MicroHood, O/RGas
Interior Amen HrdrdFloor **Condo Dsc:**
Ext Amen: **Eating Area:** CntrlIsland, FormalDR, KitUpdated
Equip: SmokeAlarm
Lot Size: 40x125 **Acres** <1/4 Acre **# of Acr** 0.12 **Lot Info:**

Utilities

Heating: ForcedAir **Fuel:** Gas **Utility Option:**
Cooling: CentrElec **Water Htr:** Gas **Prim Water Src:** MunWtrConn **Prim Sewage Disp:** MunSwrConn

Financial/Association Information

Poss Fincg: Conventnl, ICON, FHA, VA **Ownshp Int:** None **Fee Pd:** **Fee Amt:**
Fee Includes: **FHA Cert:**
More than 1 Assoc? **Mgmt Company:** **Mgmt Company Phone:**

Contract / Office Information

List Type: Exclusive Right to Sell **BAC:** 3.5 % **Var:** No **Insp/Warr:** WarrHmBuyr **LD:** 11/19/2015
Circumstances of Sale: **Disc:** Not Applicable **Disc Oth:** SalesDiscOF, SalesDiscMedia **Ent D:** 11/19/2015
Show: Yes **Show Dt:** 11/19/2015 **Poss:** AtClosing **Dir Solicit:** No **A/C Dt:**
LoFc: REMD01 : RE/MAX Legends Group **OP:** 317-849-7653 **X:** **OF:** 317-841-7204 **Dir:** **XD:** 05/19/2016
LAgt: 28428 : Kelly Johnson **Pref:** 317-849-7653 **Cell:** 317-908-9614 **Hm:** 317-908-9614 **TOM Dt:**
VM: **PF:** 317-333-6411 **Toll:** **Show:** 317-955-5555 **WD:**
Team: **Fdbk:** 317-863-4559 **Fdbk:**
CoAgt: **Pref:**
Con1: **Type:** **Ph:** **Chg Dt:** 02/23/2016
Con2: **Type:** **Ph:**
SOfc: TUCK02 : F.C. Tucker Company **OP:** 317-891-0100 **Seller Pd CC:** **Terms:** **PD:** 02/19/2016
SAgt: 21321 : Jeremy Sandlin **Pref:** **Seller Pd Pts:** **Est Cls:** 04/06/2016
Circumstances re: Sal **ClS Dt:**



SFD Media: 21
BLC#: 21375453 **Sale** **Status:** Pending **Area:** 4904 - Marion - Lawrence **LP:** \$104,900
5501 PELHAM Way **City:** Indianapolis **Twp:** Lawrence **Zip:** 46216
Subdiv: BENJAMIN SQUARE **Sec:** **Lot:** 510
School: Lawrence Township **Yr Blt:** 2001 **Sol Waste:** Yes
Tax ID: 490807110034000407 **Semi-Tax:** \$402 **Tx Yr Due:** 2012
Legal: BENJAMIN SQUARE SEC 1 L 6 **Tx Exempt:** HmTxEx, MortTaxEx
Bldr/Prjct/Cont: **Est.Cmp.Dt:** **Parking:**
Cnst.Stg: **New Cnst:** No **Levels:** 1 Level
Rooms: 7 **Bd:** 2 **Baths:** 2 **Floor#:** **Unit Entry:**
Basement: No **Foundation:** Slab

Approx. Room Sizes/Descriptions						SqFt			FB	HB	BD
L	F	W	L	F	W	Upper:	Upper:	0	0	0	
Master Bedroom	15x15	M C Yes	2ndBedroom	11x10	M C Yes	Main:	Main:	1,173	2	0	2
LivingRoom	15x15	M C Yes	Kitchen	10x10	M L Yes	Approx M/U Total:	Bsmt:	1,173	0	0	0
DiningRoom	13x10	M C Yes	BreakfastRoom	10x08	M L Yes	Basement:	Total:	0	2	0	2
						Approx M/U&BSMNT:			DOM: 163		
						% Finished Basement	Source:	Assessor	CDOM: 163		

Garage: Yes / 2CarAttach / GarDrOpenr
Fireplace: 1 / GasLog, LivingRoom

Directions

56th Street East of I-465, turn South on Franklin Rd, turn East (left) on Barksdale Dr, turn North (left) on Pelham Way. House is on the right.

Property Description

Spacious 2 bedroom 2 full bath ranch style home in great community. Living room has gorgeous gas log fireplace and dining room area, good sized kitchen with appliances staying has open breakfast room. Master bedroom has large walk-in closet and full bath. Laundry room with ample space for storage. Plus there's a 2-car garage with opener! Small yard is great for those who don't 'love' mowing.

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

With Good Offer, seller will consider providing carpet allowance with buyer choosing carpet. Preliminary titlework has already been done by Chicago Title.

Description

Life Style: Detached **Arch Style:** Ranch **Exterior:** Brick, Vinyl **Porch:** PorchOpen
Master BR: FTub w/Shr, MainLevel, WalkinClos **Areas** FoyerSmall, FormallvRm
Appl: Dishwasher, GrbgDispl, MicroHood, O/RElec, Refrigratr
Interior Amen AtticAcces, CeilRsed **Condo Dsc:**
Ext Amen: **Eating Area:** BrkfstRoom, DinComb/LR
Equip: SecAlrmRnt, SmokeAlarm
Lot Size: 0.10 AC **Acres** <1/4 Acre **# of Acr** 0.09 **Lot Info:** Sidewalks, StormSewer, OnTrail, TreesSmall

Utilities

Heating: ForcedAir, Other **Fuel:** Electric, Gas **Utility Option:** GasConn
Cooling: CentrlElec **Water Htr:** Electric **Prim Water Src:** MunWtrConn **Prim Sewage Disp:** MunSwrConn

Financial/Association Information

Poss Fincg: Conventnl, ICON, FHA, VA **Ownshp Int:** MandFee **Fee Pd:** SemiAnnua **Fee Amt:** \$203
Fee Includes: AssocHmOwn, MainCommon, RemvISnow **FHA Cert:** I
More than 1 Assoc? **Mgmt Company:** **Mgmt Company Phone:**

Contract / Office Information

List Type: Exclusive Right to Sell **BAC:** 3.5 % **Var:** No **Insp/Warr:** General **LD:** 09/09/2015
Circumstances of Sale: **Disc:** Not Applicable **Disc Oth:** SalesDiscOF **Ent D:** 09/09/2015
Show: Yes **Show Dt:** 09/09/2015 **Poss:** Negotiable **Dir Solicit:** No **A/C Dt:**
LoFc: REMD01 : RE/MAX Legends Group **OP:** 317-849-7653 **X:** **OF:** 317-841-7204 **Dir:** **XD:** 03/09/2016
LAgt: 28428 : Kelly Johnson **Pref:** 317-849-7653 **Cell:** 317-908-9614 **Hm:** 317-908-9614 **TOM Dt:**
VM: **PF:** 317-333-6411 **Toll:** **Show:** 317-955-5555 **WD:**
Team: **Fdbk:** 317-863-4559 **Fdbk:**
CoAgt: **Pref:**
Con1: Angie **Type:** Team Name **Ph:** **Chg Dt:** 02/19/2016
Con2: **Type:**
SOfc: INHL01 : Indy Home Shop LLC **OP:** 317-418-7076 **Seller Pd CC:** **Terms:** **PD:** 02/18/2016
SAgt: 18727 : J.J Canull **Pref:** **Seller Pd Pts:** **Est Cls:** 04/15/2016
Circumstances re: Sal **ClS Dt:**



SFD Media: 24
BLC#: 21395037 **Sale** **Status:** Pending **Area:** 4904 - Marion - Lawrence **LP:** \$135,000
7105 HAGUE Rd **City:** Indianapolis **Twp:** Lawrence **Zip:** 46256
Subdiv: FAIRWOOD HILLS **Sec:** **Lot:** 246
School: Lawrence Township **Yr Blt:** 1962 **Sol Waste:** Yes
Tax ID: 490225144001000400 **Semi-Tax:** \$1,347 **Tx Yr Due:** 2014
Legal: FAIRWOOD HILLS 2ND SEC PT **Tx Exempt:** None
Bldr/Prjct/Cont: **Est.Cmp.Dt:** **Parking:**
Cnst.Stg: **New Cnst:** No **Levels:** 1 Level
Rooms: 7 **Bd:** 3 **Baths:** 2 **Floor#:** **Unit Entry:**
Basement: No **Foundation:** Slab

Approx. Room Sizes/Descriptions						SqFt			FB	HB	BD		
L	F	W		L	F	W	Upper:	Upper:					
Master Bedroom	14x13	M	C	Yes	2ndBedroom	12x11	M	C	Yes	0	0	0	
3rdBedroom	11x9	M	C	Yes	LivingRoom	25x11	M	C	Yes	1,802	2	0	3
FamilyRoom	20x20	M	C	Yes	Kitchen	10x10	M	L	Yes	1,802	0	0	0
DiningRoom	15x10	M	C	Yes						0	2	0	3
							Approx M/U Total:			1,802			
							Basement:				0		
							Approx M/U&BSMNT:				1,802		
							% Finished Basement	Source:	Assessor		DOM:	17	
											CDOM:	17	

Garage: Yes / 1CarDetach / GarDrOpenr, Workshop
Fireplace: 2 / WoodBurn

Directions

71st Street East of Shadeland Ave. Turn North on Hague Road. House is on the right.

Property Description

3 bedroom 2 full bath ranch with huge 20x20 great room and a 25x 11 living room with built-in bookshelves. 2 Fireplaces! Loads of updates since 2009 including roof, siding, shutters, insulation, water heater, plumbing, electrical and more.

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

Description

Life Style: Detached **Arch Style:** Ranch **Exterior:** VinylBrick **Porch:** PatioOpen
Master BR: MainLevel **Areas**
Appl: Dishwasher, Dryer, GrbgDispsl, Microwave, O/RElec, Refrigratr, Washer
Interior Amen B/BkShlv, WlklnClos, Scrms Some **Condo Dsc:**
Ext Amen: **Eating Area:** DinComb/KT
Equip: SmokeAlarm, WtrSftnPd
Lot Size: 0.43 AC **Acres** 1/4-1/2 Acre **# of Acr** 0.43 **Lot Info:** TreeMature

Utilities

Heating: ForcedAir **Fuel:** Gas **Utility Option:**
Cooling: CentrlElec **Water Htr:** Gas **Prim Water Src:** MunWtrConn **Prim Sewage Disp:** MunSwrConn

Financial/Association Information

Poss Fincg: **Ownshp Int:** None **Fee Pd:** **Fee Amt:**
Fee Includes: **FHA Cert:**
More than 1 Assoc? **Mgmt Company:** **Mgmt Company Phone:**

Contract / Office Information

List Type: Exclusive Right to Sell **BAC:** 3.25 % **Var:** No **Insp/Warr:** Not Applicable **LD:** 01/18/2016
Circumstances of Sale: None **Disc:** Not Applicable **Disc Oth:** SalesDiscOF **Ent D:** 01/20/2016
Show: Yes **Show Dt:** 01/19/2016 **Poss:** Negotiable **Dir Solicit:** No **A/C Dt:**
LoFc: REMD01 : RE/MAX Legends Group **OP:** 317-849-7653 **X:** **OF:** 317-841-7204 **Dir:** **XD:** 07/18/2016
LAgt: 28428 : Kelly Johnson **Pref:** 317-849-7653 **Cell:** 317-908-9614 **Hm:** 317-908-9614 **TOM Dt:**
VM: **PF:** 317-333-6411 **Toll:** **Show:** 317-955-5555 **WD:**
Team: **Fdbk:** 317-863-4559 **Fdbk:**
CoAgt: **Pref:**
Con1: **Type:** **Ph:** **Chg Dt:** 03/01/2016
Con2: **Type:** **Ph:**
SOfc: REMD01 : RE/MAX Legends Group **OP:** 317-849-7653 **Seller Pd CC:** **Terms:** **PD:** 02/25/2016
SAgt: 22849 : Ryan Dorman **Pref:** **Seller Pd Pts:** **Est Cls:** 04/04/2016
Circumstances re: Sal **ClS Dt:**



SFD Media: 20
BLC#: 21373076 **Sale** **Status:** Pending **Area:** 4908 - Marion - Decatur **LP:** \$136,900
8260 OSSIAN Ct **City:** Camby **Twp:** Decatur **Zip:** 46113
Subdiv: NORTHFIELD AT HEARTLAND CROSSING **Sec:** 3 **Lot:** 258
School: Decatur Township **Yr Blt:** 2006 **Sol Waste:** No
Tax ID: 491321109021000200 **Semi-Tax:** \$783 **Tx Yr Due:** 2014
Legal: NORTHFIELD AT HEARTLAND **Tx Exempt:** HmTxEx, MortTaxEx
Bldr/Prjct/Cont: **Est.Cmp.Dt:** **Parking:**
Cnst.Stg: **New Cnst:** No **Levels:** 2 Levels
Rooms: 7 **Bd:** 3 **Baths:** 3 **Floor#:** **Unit Entry:**
Basement: No **Foundation:** Slab

Approx. Room Sizes/Descriptions				SgFt			FB	HB	BD				
L	F	W		L	F	W							
Master Bedroom	18x16	U	C No	2ndBedroom	13x12	U	C No	Upper:	2	0	3		
3rdBedroom	12x12	U	C No	LivingRoom	12x13	M	C No	Main:	0	1	0		
FamilyRoom	20x18	M	C No	Kitchen	18x16	M	V No	Approx M/U Total:	3,024	Bsmt:	0	0	0
Loft	13x12	U	C No					Basement:	0	Total:	2	1	3
								Approx M/U&BSMNT:	3,024				
								% Finished Basement		Source:	Assessor	DOM:	171
											CDOM:	312	

Garage: Yes / 2CarAttach
Fireplace: 0

Directions

I-465, turn South on 67 (Kentucky Ave), turn Left on Mooresville Rd, turn Right on Trotter Rd, turn Right on Gates Corner Dr, turn Right on Ossian Ct. House is on the left.

Property Description

Over 3000 sq ft 3 bedroom. Formal living room and family room, large kitchen with dining area. All kitchen appliances stay. Living room would make a wonderful formal dining room. 18x16 Master bedroom has large walk-in closet and spacious master bath with tub and separate shower. Great neighborhood with loads of amenities. Close to shopping, restaurants, and only minutes to downtown Indy.

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

Preliminary titlework has already been done with Chicago Title.

Description

Life Style: Detached **Arch Style:** Two Story **Exterior:** VinylBrick **Porch:** PorchCovrd
Master BR: **Areas:** FormallvRm
Appl: GrbgDispsl, O/RGas, RangeHdFan, Refrigratr
Interior Amen: AtticAcces, WlkInClos **Condo Dsc:**
Ext Amen: **Eating Area:** DinComb/KT
Equip: SmokeAlarm
Lot Size: 6098 **Acres:** <1/4 Acre **# of Acr:** 0.14 **Lot Info:**

Utilities

Heating: ForcedAir **Fuel:** Gas **Utility Option:** CableAvail, HighSpdAvl
Cooling: CentrElec **Water Htr:** Gas **Prim Water Src:** MunWtrConn **Prim Sewage Disp:** MunSwrConn

Financial/Association Information

Poss Fincg: **Ownshp Int:** MandFee **Fee Pd:** SemiAnnua **Fee Amt:** \$182
Fee Includes: AssocHmOwn, Clubhouse, EntryComm, InsCommon, MainCommon, PrkPlygrnd, Pool, RemvlSnow, Tennis **FHA Cert:** I
More than 1 Assoc?: **Mgmt Company:** unknown **Mgmt Company Phone:**

Contract / Office Information

List Type: Exclusive Right to Sell **BAC:** 3 % **Var:** No **Insp/Warr:** Not Applicable **LD:** 08/25/2015
Circumstances of Sale: **Disc:** Not Applicable **Disc Oth:** SalesDiscOF **Ent D:** 08/26/2015
Show: Yes **Show Dt:** 08/26/2015 **Poss:** Negotiable **Dir Solicit:** No **A/C Dt:**
LoFc: REMD01 : RE/MAX Legends Group **OP:** 317-849-7653 **X:** **OF:** 317-841-7204 **Dir:** **XD:** 02/25/2016
LAgt: 28428 : Kelly Johnson **Pref:** 317-849-7653 **Cell:** 317-908-9614 **Hm:** 317-908-9614 **TOM Dt:**
VM: **PF:** 317-333-6411 **Toll:** **Show:** 317-955-5555 **WD:**
Team: **Fdbk:** 317-863-4559 **Fdbk:** KELLY@KELLYSINDYHOMES.COM
CoAgt: **Pref:**
Con1: **Type:** **Ph:** **Chg Dt:** 02/12/2016
Con2: **Type:** **Ph:**
SOfc: RELL01 : ERA Real Estate Links **OP:** 317-805-7360 **Seller Pd CC:** **Terms:** **PD:** 02/12/2016
SAgt: 27701 : Daniel M Irish **Pref:** **Seller Pd Pts:** **Est Cls:** 03/11/2016
Circumstances re: Sal **ClS Dt:**



SFD Media: 22
BLC#: 21400407 **Sale** **Status:** Pending **Area:** 4913 - Marion - Center Se **LP:** \$65,900
1005 EAST YOKE St **City:** Indianapolis **Twp:** Center SE **Zip:** 46203
Subdiv: GARFIELD HEIGHTS **Sec:** **Lot:** 25
School: Indianapolis Public Schools **Yr Blt:** 1938 **Sol Waste:** Yes
Tax ID: 491124140112000101 **Semi-Tax:** \$42 **Tx Yr Due:** 2015
Legal: GARFIELD HEIGHTS L25 **Tx Exempt:** HmTxEx, MortTaxEx, OtherTxEx
Bldr/Prjct/Cont: **Est.Cmp.Dt:** **Parking:**
Cnst.Stg: **New Cnst:** No **Levels:** 1 Level
Rooms: 6 **Bd:** 2 **Baths:** 1 **Floor#:** **Unit Entry:**
Basement: Yes / Unfinished **Foundation:** Basement-Block

Approx. Room Sizes/Descriptions						SqFt			FB	HB	BD		
L	F	W	L	F	W	Upper:	Upper:	0	0	0			
Master Bedroom	10x14	M	C	Yes	2ndBedroom	10x10	M	C	No	Main:	1	0	2
LivingRoom	13x13	M	C	Yes	Kitchen	8x10	M	V	Yes	Approx M/U Total:	875	0	0
DiningRoom	8x8	M	C	Yes	SunRoom				Yes	Basement:	812	1	0
						Approx M/U&BSMNT:	1,687			Total:	1	0	2
						% Finished Basement	0-25%	Source:	Assessor	DOM:	13		
										CDOM:	265		

Garage: Yes / 2CarDetach / GarDrOpenr, ServiceDoor, StorageArea, Workshop
Fireplace: 0

Directions

Raymond St East of Madison Ave, turn South on Shelby St, turn West (Right) on Yoke Street. *OR* Troy Ave East of Madison Ave, turn North on Shelby St, turn West (Left) on Yoke.

Property Description

This 2 Bedroom Bungalow is Ready for New Owner with possession At Closing! Large living room that flows into the dining room with beautiful bay window and from there on to the partially updated Kitchen. All appliances stay, including the washer and dryer. French doors to unique good sized sunroom. Full Basement could easily be finished into more living space. Oversized 2-car detached garage has space for a workshop and storage.

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

Description

Life Style: Detached **Arch Style:** Bungalow **Exterior:** Vinyl **Porch:** PatioOpen, PorchOpen
Master BR: MainLevel **Areas** LndryInBsmt
Appl: Dishwasher, Dryer, GrbgDispl, MicroHood, O/RElec, Refrigratr, Washer
Interior Amen AtticAcces, Scrns Some, WinVinyl, WdWkPaintd **Condo Dsc:**
Ext Amen: **Eating Area:** FormalDR, KtSomeUpdt, Pantry
Equip: SmokeAlarm
Lot Size: 5401 **Acres** <1/4 Acre **# of Acr** 0.12 **Lot Info:** Sidewalks

Utilities

Heating: ForcedAir **Fuel:** Gas **Utility Option:** CableAvail
Cooling: CentrlElec **Water Htr:** Gas **Prim Water Src:** MunWtrConn **Prim Sewage Disp:** MunSwrConn

Financial/Association Information

Poss Fincg: **Ownshp Int:** NoAssoc, None **Fee Pd:** **Fee Amt:**
Fee Includes: **FHA Cert:**
More than 1 Assoc? **Mgmt Company:** **Mgmt Company Phone:**

Contract / Office Information

List Type: Exclusive Right to Sell **BAC:** 3.5 % **Var:** No **Insp/Warr:** Not Applicable **LD:** 02/23/2016
Circumstances of Sale: **Disc:** Not Applicable **Disc Oth:** SalesDiscMedia **Ent D:** 02/26/2016
Show: Yes **Show Dt:** 02/23/2016 **Poss:** Negotiable **Dir Solicit:** No **A/C Dt:**
LoFc: REMD01 : RE/MAX Legends Group **OP:** 317-849-7653 **X:** **OF:** 317-841-7204 **Dir:** **XD:** 08/23/2016
LAgt: 28428 : Kelly Johnson **Pref:** 317-849-7653 **Cell:** 317-908-9614 **Hm:** 317-908-9614 **TOM Dt:**
VM: **PF:** 317-333-6411 **Toll:** **Show:** 317-955-5555 **WD:**
Team: **Fdbk:** 317-863-4559 **Fdbk:**
CoAgt: **Pref:**
Con1: **Type:** **Ph:** **Chg Dt:** 03/07/2016
Con2: **Type:** **Ph:**
SOfc: KWIN01 : Keller Williams Indpls Metro N **OP:** 317-846-6300 **Seller Pd CC:** **Terms:** **PD:** 03/07/2016
SAgt: 34031 : Dustin M Sickinger **Pref:** 317-698-1869 **Seller Pd Pts:** **Est Cls:** 04/18/2016
Circumstances re: Sal **ClS Dt:**



SFD Media: 24
BLC#: 21399502 **Sale** **Status:** Act W/ Cont **Area:** 4907 - Marion - Perry **SP:** LP: \$132,500
7573 FIREWALKER Ln **City:** Indianapolis **Twp:** Perry **Zip:** 46217
Subdiv: HUDSON BAY **Sec:** 2 **Lot:** 110
School: Perry Township **Yr Blt:** 2002 **Sol Waste:** No
Tax ID: 491416110023000500 **Semi-Tax:** \$523 **Tx Yr Due:** 2014
Legal: HUDSON BAY AT SOUTHERN DU **Tx Exempt:** HmTxEx, MortTaxEx
Bldr/Prjct/Cont: **Est.Cmp.Dt:** **Parking:**
Cnst.Stg: **New Cnst:** No **Levels:** 1 Level
Rooms: 6 **Bd:** 3 **Baths:** 2 **Floor#:** **Unit Entry:**
Basement: No **Foundation:** Slab

Approx. Room Sizes/Descriptions						SqFt			FB	HB	BD	
L	F	W		L	F	W	Upper:	Upper:				
Master Bedroom	14x14	M	C	Yes	2ndBedroom	13x10	M	C	Yes	0	0	0
3rdBedroom	13x10	M	C	Yes	GreatRoom	24x16	M	C	Yes	2	0	3
Kitchen	11x11	M	T	Yes	LaundryRm	8x5	M	V	No	0	0	0
Upper:							1,340	Upper:		0	0	0
Main:							1,340	Main:		2	0	3
Approx M/U Total:							1,340	Bsmt:		0	0	0
Basement:							0	Total:		2	0	3
Approx M/U&BSMNT:							1,340			DOM: 16		
% Finished Basement							Source: Assessor		CDOM: 16			

Garage: Yes / 1CarAttach / GarDrOpenr, FinGarage, KeylessEnt, StorageArea
Fireplace: 0

Directions

From south SR37, turn right (west) on Southport Rd. 1st left @ Wellingshire Dr. Left @ stop sign to Tibbs. Left on Newago Drive. Left onto Sergi Canyon. First left onto Firewalker Lane. Home will be on right.

Property Description

Well maintained 3 bed, 2 bath ranch in desirable Hudson Bay at Southern Dunes, of Perry Township. Lots of TLC & it shows! The large great room is a fantastic gathering place. The kitchen has tile floors & new dishwasher. The large master bedroom is warm & welcoming with large windows providing natural light. Two full baths with tile floors & tub/shower units. The garage is completely insulated & finished with professionally installed epoxy floor. A great home for any family at any life stage!

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

There will probably be a dog in a cage in the garage. Very friendly.

Description

Life Style: Detached **Arch Style:** Ranch **Exterior:** VinylBrick **Porch:** PatioOpen
Master BR: FTub w/Shr, GardenTub, WalkinClos **Areas** FoyerSmall, LndryRmMn
Appl: Dishwasher, GrbgDispsl, MicroHood, O/RElec
Interior Amen AtticAcces, CeilCath, WlkInClos, WinVinyl, WdWkPaintd **Condo Dsc:**
Ext Amen: DrvConcret, Playset, PoolCommu, Pool House **Eating Area:** DinComb/GR, EatInKitch, Pantry
Equip: SmokeAlarm
Lot Size: 8,276 **Acres** <1/4 Acre **# of Acr** 0.19 **Lot Info:** Irregular, Sidewalks, StormSewer, StrtLights, Suburban

Utilities

Heating: ForcedAir **Fuel:** Gas **Utility Option:** CableAvail, GasConn, HighSpdAvl
Cooling: CeilPadFan, CentrElec **Water Htr:** Gas **Prim Water Src:** MunWtrConn **Prim Sewage Disp:** MunSwrConn

Financial/Association Information

Poss Fincg: Conventnl, FHA, VA **Ownshp Int:** MandFee **Fee Pd:** Quarterly **Fee Amt:** \$100
Fee Includes: AssocHmOwn, EntryComm, MainCommon, PrkPlygrnd, Pool, ProfMgmt, RemvlSnow **FHA Cert:**
More than 1 Assoc? **Mgmt Company:** dunes **Mgmt Company Phone:**

Contract / Office Information

List Type: Exclusive Right to Sell **BAC:** 3% % **Var:** No **Insp/Warr:** Not Applicable **LD:** 02/22/2016
Circumstances of Sale: **Disc:** Not Applicable **Disc Oth:** SalesDiscOF **Ent D:** 02/22/2016
Show: Yes **Show Dt:** 02/22/2016 **Poss:** Negotiable **Dir Solicit:** No **A/C Dt:**
LoFc: KWIN11 : Keller Williams Realty Indy SW **OP:** 317-831-1313 **X:** **OF:** 317-831-1316 **Dir:** **XD:**
LAgt: 34465 : Cory Parker **Pref:** 765-318-7365 **Cell:** 765-318-7365 **Hm:** 765-318-7365 **TOM Dt:**
VM: **PF:** **Toll:** **Show:** 317-955-5555 **WD:**
Team: **Fdbk:** 317-446-3190 **Fdbk:** Brianchristy@kw.com
CoAgt: 35267 : Brian G Christy **Pref:** 317-831-1313
Con1: **Type:** **Ph:** **Chg Dt:** 03/04/2016
Con2: **Type:** **Ph:**
SOfc: REMD01 : RE/MAX Legends Group **OP:** 317-849-7653 **Seller Pd CC:** **Terms:** **PD:**
SAgt: 28428 : Kelly Johnson **Pref:** **Seller Pd Pts:** **Est Cls:** 04/15/2016