



Kimberly Carpenter
 Broker - Keller Williams Indy Metro NE
Creating friendships, one home at a time



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8029 CHRISTIANA Way, Indianapolis, IN 46256
 Prop Sub/Trans: Single Fam/Sale Media: [20](#) Status: **Active**
 School Dist: Lawrence Township Area: 4904 - Marion - Lawrence BLC#: **21396918** List/MoRnt \$: \$127,500
 Subdivision: VILLAGE MANOR County: Marion DOM/CDOM: 1/1 Year Built: 1991
 Legal Desc: VILLAGE MANOR New Const: No Twp: Lawrence Section/Lot: /14
 Bldr/Prjct/Cont: Tax ID: [490213129004000400](#) MultiTax ID: Solid Waste: Yes
 Semi Tax: \$478 Tax Year Due: 2009 Tax Exempt: HmTxEx, MortTaxEx



Upper:	0	FB	HB	BD	Beds:	3	
Main:	1,200	0	0	0	Baths:	2/0	
Apprx M/U Ttl:	1,200	2	0	3	# Rooms:	6	
Basement:	0	0	0	0	Floor #:		
Apprx M/U & Bsmnt:	1,200	Total:	2	0	3	Levels:	1 Level
% Fin Bsmnt:						Unit Entry Lvl:	
Source:	Assesso						

Garage: Yes, 2CarAttach, GarDrOpenr
 Parking: 2 Fireplace: 1, GasLog, GreatRoom
 Basement: No
 Foundation: Slab
 Virtual Tour: <http://www.tourfactory.com/1494755>
 Web Link: <http://www.8029ChristianaWay.com/>
 Web Link2: <http://www.kimsellsindy.com>



Recent: 02/02/2016 : NEW

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
Master Bedroom	17x12	Main	Yes	Carpeting	2ndBedroom	12x10	Main	Yes	Carpeting
3rdBedroom	11x9	Main	Yes	Carpeting	GreatRoom	17x15	Main	Yes	Carpeting
Kitchen	14x11	Main	Yes	Laminated	LaundryRm	8x7	Main	Yes	Vinyl

Directions

From 86th and Hague, go east on 86th Street to Christiana Way, left to home.

Property Description

This well maintained 3BR/2BA ranch home offers the opportunity to own your own home at an affordable price. The open floor plan features a vaulted great room with cozy gas fireplace that is open to the kitchen/breakfast area. Spacious master suite is split from the other 2 bedrooms. Quiet cul-de-sac with no thru traffic. Light & bright w/lots of windows Large yard for outdoor entertaining. Conveniently located w/quick access to I-69 & Castleton for shopping. Why rent when you could own?

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

Exclude: washer, dryer, all bedroom curtains, white cabinet & shoe rack in L/U, black locking cabinet in garage, playset

Lifestyle:		Description	
Exterior:	Detached	Arch Style:	Ranch
Master Bedroom:	Brick, Vinyl	Porch:	PatioOpen, PorchCovrd
Appliances:	FullShrStl, MainLevel, SplitBedRm, WalkInClos	Areas:	LndryRmMn
Equipment:	Dishwasher, GrbgDispsl, Microwave, O/RElec, RangeHdFan, Refrigratr	Eating Area:	EatInKitch, Pantry
Lot Info:	SmokeAlarm, Programmable Thermostat	Interior Amen:	CeilCath, WIKInClos
Lot Size:	Cul-De-Sac	Exterior Amen:	BarnMini, DrvConcret, Playset
	.34 Acres:	0.34	Condo Descrip:
	1/4-1/2 Acre# of Acres:		

Utilities/Environmental

Heating:		Green CertificateNo	
Cooling:	ForcedAir	Fuel:	Gas
Water Heater:	CeilPadFan, CentrIElec	Primary Wtr Source:	MunWtrConn
Utility Option:	Gas	Primary Sewage Disp:	MunSwrConn
	CableAvail, GasConn		

Financial/Association Information

Possible Financing:	Fee Paid:	Fee Amnt:
Conventnl, ICON, FHA, VA		
Ownership Int: NoAssoc		

Contract/Office Information

List Type: Exclusive Right to Sell	BAC: 3.0 %	Var: No	Insp/Warr: Not Applicable	LD: 02/01/2016
Circumstances of Sale:	Disc: Not Applicable		Disc Oth: SalesDiscOF	Ent D: 02/02/2016
Show: Yes	Show Dt: 02/01/2016		Poss: Negotiable	A/C Dt:
LOfc: KW1N05: Keller Williams Indy Metro NE	OP: 317-564-7100 X:		OF: 317-564-7111 Dir:	XD: 08/01/2016
LAgt: 15467: Kimberly S Carpenter	Pref: 317-509-4000		Cell: 317-509-4000 Hm:	TOM Dt:
VM:	PF:		317-509-4000	
Team:	Fdbk: 317-509-4000		Show: 317-955-5555	WD:
CoAgt: 17847: Cynthia Marchant	Pref:			
Con1:	Type:			Chg Dt: 02/02/2016
Con2:	Type:			

Requested By: Kimberly S Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Tuesday, February 02, 2016 11:10 AM