



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



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8715 Powderhorn Ln, Indianapolis, IN 46256
 Prop Sub/Trans: Single Fam/Sale Media: [20](#) Status: **Active**
 School Dist: Lawrence Township Area: 4904 - Marion - Lawrence BLC#: **21429844** List/MoRnt \$: \$170,000
 Subdivision: HUNTER GLEN Virtual Tour: http://www.tourfactory.com/1607115/r_MIBOR Year Built: 1977
 Legal Desc: HUNTERS GLEN 4TH SEC L 14 New Const: No Stage: Section/Lot: 4/14
 Bldr/Prjct/Cont: Tax ID: [490213111007000400](#) MultiTax ID: Solid Waste: No
 Semi Tax: \$740 Tax Year Due: 2015 Tax Exempt: HmTxEx, MortTaxEx



| | Sqft |
|--------------------|---------|
| Upper: | 814 |
| Main: | 935 |
| Apprx M/U Ttl: | 1,749 |
| Basement: | 0 |
| Apprx M/U & Bsmnt: | 1,749 |
| % Fin Bsmnt: | |
| Source: | Assesso |

| | FB | HB | BD |
|--------|----|----|----|
| Upper: | 2 | 0 | 3 |
| Main: | 0 | 1 | 0 |
| Bsmnt: | 0 | 0 | 0 |
| Total: | 2 | 1 | 3 |

Beds: 3
 Baths: 2/1
 # Rooms: 7
 Floor #:
 Levels: 2 Levels
 Unit Entry Lvl:

Garage: Yes, 2CarAttach, GarDrOpenr
 Parking: 2 Fireplace: 1, FamilyRm, WoodBurn
 Basement: No
 Foundation: Crawl, Slab
 Web Link: <http://www.8715PowderhornLane.com/>
 Web Link2: <http://www.WeSellIndyTeam.com/>



Recent: 07/15/2016 : NEW

Room Information

| Room Type | Dimensions | Level | Floors | Window Trtmt | Room Type | Dimensions | Level | Floors | Window Trtmt |
|----------------|------------|-------|-----------|--------------|------------|------------|-------|-----------|--------------|
| Master Bedroom | 18x12 | Upper | Carpeting | No | 2ndBedroom | 12x11 | Upper | Carpeting | No |
| 3rdBedroom | 12x11 | Upper | Carpeting | No | DenLibrary | 14x12 | Main | Laminated | No |
| DiningRoom | 12x9 | Main | Laminated | No | GreatRoom | 20x13 | Main | Laminated | No |
| Kitchen | 13x13 | Main | Laminated | No | | | | | |

Directions

169 to 82nd Street exit. Head E on 82nd St to Hague Rd. Turn L & Head N to 86th St. Turn R on 86th St to head E. Turn L on Gunpowder Dr then turn L on Powderhorn Ln.

Property Description

Come and visit this updated 3BR/2.5BA home on a fenced corner lot in Hunter's Glen, you won't be disappointed. The main level features a formal LR & DR, EIK with stainless appliances & spacious FR w/cozy gas frplc. Nice master suite w/updated bath highlights the upper level along with 2 additional bedrooms and bath. Relaxing 2 level deck overlooking the quiet rear yard. Conveniently located with easy access to shopping, restaurants, movie theater and interstates.

Description

Lifestyle: Detached Arch Style: TradAmer, Two Story
 Exterior: Brick, Wood Porch: DeckMain, PorchCovrd
 Master Bedroom: FullShrStl Areas: FormalLvRm, LndryRmMn
 Appliances: Dishwasher, Dryer, GrbgDispsl, MicroHood, Eating Area: BrkfstBar, FormalDR, EatInKitch
 Equipment: SmokeAlarm Interior Amen: WinTherm
 Lot Info: Corner, Curbs, Sidewalks, TreeMature Exterior Amen: DrvConcret, FenceFullR, StoragShed
 Lot Size: 0.336 Acres Acres: 1/4-1/2 Acre # of Acres: 0.34 Condo Descrip:

Utilities/Environmental

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

Financial/Association Information

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

Contract/Office Information

List Type: Exclusive Right to Sell BAC: 3.0% % Var: No Insp/Warr: General LD: 07/14/2016
 Circumstances of Sale: None Disc: Not Applicable Disc Oth: SalesDiscOF Ent D: 07/15/2016
 Show: Yes FHA Cert: Show Dt: 07/14/2016 Poss: Negotiable Dir Solicit: No A/C Dt:
 LOFc: [KW1N05: Keller Williams Indy Metro NE](#) OP: 317-564-7100 X: OF: 317-564-7111 Dir: XD: 01/14/2017
 LAgt: [15467: Kimberly 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
 CoAgt: Pref: Ph: Chg Dt: 07/15/2016
 Con1: Type: Ph:
 Con2: Type:
 Circumstances re: Sale:

Requested By: Kimberly Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Friday, July 15, 2016 10:14 AM