



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



Office: 317-564-7100
 Cell: 317-509-4000
 Fax: 317-564-7111

sold@kimsellsindy.com

9081 N River Chase Lane, McCordsville, IN 46055
 Prop Sub/Trans: Single Fam/Sale Media: [24](#) Status: **Active**
 School Dist: Mt. Vernon Community Area: 3001 - Hancock - Vernon BLC#: **21460241** List/MoRnt \$: \$198,000
 Subdivision: BAY CREEK AT GEIST Virtual Tour: <http://www.tourfactory.com/1705343> DOM/CDOM: 2/2 Year Built: 2006
 Legal Desc: BAY CREEK @ GEIST S4 L138 Virtual Tour 2: Map: - - Section/Lot: /138
 Bldr/Prjct/Cont: New Const: No Stage: Est.Comp. Date:

Tax ID: [300113302138000018](#) MultiTax ID: Solid Waste: Yes
 Semi Tax: \$966 Tax Year Due: 2015 Tax Exempt: HmTxEx, MortTaxEx, OtherTxEx



Soft		FB HB BD					
Upper:		Upper:	0	0	0	Beds:	3
Main:	1,974	Main:	2	0	3	Baths:	2/0
Apprx M/U Ttl:	1,974	Bsmnt:	0	0	0	# Rooms:	11
Basement:	0	Total:	2	0	3	Floor #:	
Apprx M/U & Bsmnt:	1,974					Levels:	1 Level
% Fin Bsmnt:						Unit Entry Lvl:	
Source:	Floorpla						

Garage: Yes, 2CarAttach, StorageArea
 Parking: Fireplaces: 1, GasLog, GreatRoom
 Basement: No
 Foundation: Slab

Recent: **01/13/2017 : NEW**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	16x14	Main	Carpeting	Yes	2ndBedroom	12x13	Main	Carpeting	Yes
3rdBedroom	12x12	Main	Carpeting	Yes	DiningRoom	13x12	Main	Laminated	Yes
GreatRoom	22x13	Main	Carpeting	Yes	Kitchen	13x10	Main	Laminated	Yes
Office	10x10	Main	Carpeting	Yes	SunRoom	10x10	Main	Laminated	Yes

Directions

Take Olivo Rd / either south on Olivo from 96th St or north on Olivo from Pendleton Pk to 850 W - head east on 900 N to entrance - left - on Fall Waters then immediate right onto River Chase - home on right side

Property Description

Make this your New Years Resolution! Spacious 3 BR ranch / One Owner - almost 2000 sq ft located in a secluded part of neighborhood. Awesome 3 BR's + an office/den, large great room w/vaulted ceilings and a fireplace, open kitchen w/lots of counter space overlooking the DR and great room, and Sun Room. Master BR is equipped w/vaulted ceilings, garden tub & sep. shower and W/I closet. Take advantage of the community pool and playground. Minutes to Geist and more! Move-In Ready.

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

Most furniture negotiable/available - please let us know. Send all questions, offers etc to co-agent Tim Houterloot @ 317.997.0165 or tim@wesellindyteam.com

Description

Lifestyle: Detached Arch Style: Ranch
 Exterior: Aluminum, Brick Porch: PatioOpen, PorchOpen
 Master Bedroom: DblSinks, FTubSepShr, GardenTub, WalkInClo Areas: DblSinksMn, LndryCloset
 Appliances: Dishwasher, O/RElec Eating Area: DinComb/LR, Pantry
 Equipment: SecAlrmMon, SmokeAlarm, Programmable Interior Amen: AtticAcces, CeilCath, CeilVlt, WIKInClos
 Thermostat
 Lot Info: Sidewalks, TreesSmall Exterior Amen: PoolCommu
 Lot Size: 10,398 Acres: 1/4-1/2 Acre # of Acres: 0.24 Condo Descrip:

Utilities/Environmental

Heating: ForcedAir Fuel: Gas
 Cooling: CentrElec Primary Wtr Source: MunWtrConn
 Water Heater: Gas Primary Sewage Disp: MunSwrConn
 Utility Option: Green CertificateNo

Financial/Association Information

Possible Financing: Conventnl, FHA, VA Fee Paid: Annually Fee Amnt: \$500
 Ownership Int: MandFee
 Fee Includes: AssocHmOwn, EntryComm, PrkPlygrnd, Pool, RemvlSnow,
 RemvlTrash
 Mgmt Co.: Kirkpatrick Mgmt Phone: 317-570-4358 More than 1 Assoc:

Contract/Office Information

List Type: Exclusive Right to Sell BAC: 3.0 % Var: No Insp/Warr: Not Applicable LD: 01/13/2017
 Circumstances of Sale: Disc: Not Applicable Disc Oth: Covnts&Restrct, SalesDiscOF, None Ent D: 01/13/2017
 Show: Yes FHA Cert: Show Dt: 01/13/2017 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: 06/30/2017
 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: 317-997-0165 Fdbk: tim@wesellindyteam.com
 CoAgt: [34719: Tim Houterloot](#) Pref: 317-997-0165 Ph: Chg Dt: 01/14/2017
 Con1: Type:
 Con2: Type:
 Circumstances re: Sale: -

Requested By: Kimberly Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Sunday, January 15, 2017 01:56 PM