



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

9927 Northwind Drive, Indianapolis, IN 46256

Prop Sub/Trans: Single Fam/Sale Media: [24](#) Status: **Active** BLC#: **21470065** List/MoRnt \$: \$400,000
 School Dist: Lawrence Township Area: 4904 - Marion - Lawrence DOM/CDOM: 1/1 Year Built: 1994
 Subdivision: MOORINGS Virtual Tour: <http://www.tourfactory.com/1737068> Section/Lot: 5/162
 Legal Desc: MOORINGS PHASE 5 AMENDE Virtual Tour 2: Map: - -
 Bldr/Prjct/Cont: New Const: No Stage: Est.Comp. Date:

Tax ID: [490117124020000400](#) MultiTax ID: Solid Waste: Yes
 Semi Tax: \$1,750 Tax Year Due: 2016 Tax Exempt: HmTxEx, MortTxEx



	Sqft
Upper:	1,162
Main:	2,001
Apprx M/U Ttl:	3,163
Basement:	1,100
Apprx M/U & Bsmnt:	4,263
% Fin Bsmnt:	75+%
Source:	Assesso

	FB	HB	BD
Upper:	1	0	3
Main:	1	1	1
Bsmnt:	0	0	0
Total:	2	1	4

Beds: 4
 Baths: 2/1
 # Rooms: 14
 Floor #:
 Levels: 2 Levels
 Unit Entry Lvl:

Garage: Yes, 2CarAttach, GarDrOpenr, KeylessEnt
 Parking: Fireplace: 1, GreatRoom
 Basement: Yes, Finished
 Foundation: BsmntPrCnc
 Web Link: <http://www.9927NorthwindDr.com/>
 Web Link2: <http://www.WeSellIndyTeam.com/>

Recent: 03/09/2017 : NEW

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
Master Bedroom	18x12	Main	Carpeting	Yes	Bedroom2nd	14x10	Upper	Carpeting	Yes
Bedroom 3rd	12x11	Upper	Carpeting	Yes	Bedroom4th	12x11	Upper	Carpeting	Yes
BonusRoom	11x10	Upper	Carpeting	Yes	BreakfastRoom	10x8	Main	Vinyl	Yes
DiningRoom	12x12	Main	Carpeting	Yes	FamilyRoom	20x17	Basement	Carpeting	Yes
GreatRoom	18x17	Main	Carpeting	Yes	Kitchen	12x12	Main	Vinyl	Yes
LaundryRm	7x8	Main	Vinyl	Yes	Office	12x12	Main	Carpeting	Yes
Rec/PlayRm	20x17	Basement	Laminate	Yes	SunRoom	12x8	Main	Vinyl	Yes

Directions

I-69 to 96th Street Exit. East on 96th Street to Moorings Blvd. Turn right on Moorings Blvd. Turn right on Northwind Drive to home on left.

Property Description

Feel like you are on vacation year round with this well maintained custom home on a beautiful lot overlooking a sparkling pond. The craftsmanship is evident in the details, not a cookie cutter home! Open main lvl flr plan featuring an off/den, vlted GR, For DR, spac kit w/quartz tops, brkfst area, L/U, relaxing sunrm with a view of the pond & a main flr mstr ste w/wr/lpl tub, walk-in shwr & WIC. 3 addt'l BR's, hall bth & bon rm/5th BR complete the upper lvl. Daylight FR & rec area in bsmt.

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

Excludes: Washer, Dryer, Kitchen Refrigerator, Garage Refrigerator. Upstairs bonus room has closet and could be fifth bedroom. Water softener, reverse osmosis, invisible fence and irrigation system also included in the home.

Description

Lifestyle: Detached Arch Style: TradAmer, Two Story
 Exterior: Brick Porch: DeckMain
 Master Bedroom: ClosWalkIn, MainLevel, Suite, TubFISepShr Areas: FoyerSmall, LndryRmMn
 Appliances: Dishwasher, GrbgDispsl, MicroHood Eating Area: BrkfstBar, BrkfstRoom, FormalDR, KitUpdated
 Equipment: SmokeAlarm, SumpPump Interior Amen: AtticAcces, CeilRsed, WinTherm, WdWkPaintd
 Lot Info: Pond, TreeMature, WaterView Exterior Amen: DrvConcret
 Lot Size: 18,818 Acres: .25-.49 Acre # of Acres: 0.43 Condo Descrp:

Utilities/Environmental

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

Financial/Association Information

Possible Financing: Conventnl, ICON, FHA, VA Fee Paid: Annually Fee Amnt: \$575
 Ownership Int: MandFee
 Fee Includes: AssocHmOwn, InsCommon, MainCommon, Pool, Tennis
 Mgmt Co.: Homeowners Mgmt Phone: More than 1 Assoc: No

Contract/Office Information

List Type: Exclusive Right to Sell BAC: 3.0 % Var: No Insp/Warr: General LD: 03/08/2017
 Circumstances of Sale: None Disc: Not Applicable Disc Oth: SalesDiscMedia Ent D: 03/09/2017
 Show: Yes FHA Cert: Yes Show Dt: 03/08/2017 Poss: Negotiable Dir Solicit: No A/C Dt:
 LOfc: [KWIND05: Keller Williams Indy Metro NE](#) OP: 317-564-7100 X: OF: 317-564-7111 Dir: XD: 09/08/2017
 LAg: [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 Chg Dt: 03/09/2017
 Circumstances re: Sale: -

Requested By: Kimberly Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Thursday, March 09, 2017 01:32 PM