



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



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10006 Twyckenham Court, Indianapolis, IN 46236
 Prop Sub/Trans: Single Fam/Sale
 School Dist: Lawrence Township
 Subdivision: WATSON FARMS
 Legal Desc: Watson Farms
 Bldr/Prjct/Cont:

Media: [35](#)
 Area: 4904 - Marion - Lawrence
 Virtual Tour: <http://www.tourfactory.com/1772247>
 Virtual Tour 2:
 New Const: No

Status: **Active**
 BLC#: 21481372
 DOM/CDOM: 0/0
 Stage:

List/MoRnt \$: \$175,000
 Year Built: 1997
 Section/Lot: 5/225
 Map: N-60 E-106
 Est.Comp. Date:

Tax ID: [490804105001000407](#) MultiTax ID:
 Semi Tax: \$811 Tax Year Due: 2016 Solid Waste: No
 Tax Exempt: HmTxEx

	Sqft	FB	HB	BD	RM	Bed:		
Upper:	1,166	2	0	4	6	4		
Main:	922	0	1	0	5	Baths:	2/1	
Apprx M/U Ttl:	2,088	M/U Ttl:	2	1	4	11	# Rooms:	11
Basement:	461	Bsmnt:	0	0	0	Floor #:		
Apprx M/U & Bsmnt:	2,549	Total:	2	1	4	11	Levels:	2 Levels
% Fin Bsmnt:	0-25%						Unit Entry Lvl:	
Source:	Assesso							



Garage: Yes, 2CarAttach, GarDrOpenr, FinGarage, StorageArea
 Parking: Fireplace: 1, GasLog, GreatRoom
 Basement: Yes, Partial, Unfinished
 Foundation: BsmntPrCnc
 Web Link: <http://www.10006twyckenhamct.com>

Recent: 04/27/2017 : NEW

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
MasterBedroom	15x10	Upper	Carpeting	Yes	Bedroom2nd	12x11	Upper	Carpeting	Yes
Bedroom 3rd	11x11	Upper	Carpeting	Yes	BreakfastRoom	10x10	Main	Laminated/HW	Yes
DiningRoom	14x12	Main	Laminated/HW	Yes	GreatRoom	15x14	Main	Laminated/HW	Yes
Kitchen	13x12	Main	Laminated/HW	No	LaundryRm	8x6	Main	Laminated/HW	No
Loft	10x10	Upper	Carpeting	Yes					

Directions

63rd Street between Lee Road and Sunnyside to entrance of Watson Farms. South on Twyckenham to Twyckenham Court. Home at end of cul-de-sac.

Property Description

Welcome home to this beautifully maintained BR/2.5BA two story home overlooking a quiet pond. The main lvl features new laminate floors throughout, kit w/stnls gas range, d/w, microwave & island, brkfst area, cozy GR w/gas frplc, for DR or LR whichever you choose. Spac mstr ste w/WIC, grn tub, sep shwr along with hall bth & 3 addt'l BR's & loft complete the upper lvl with carpet throughout. Relax on your private patio ovrlng the fenced rear yard. Unfnshd bsmt awaits your finishing touches!

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

Gas water heater 6 mos old, A/C 2 years old. Exclude stainless steel kitchen refrigerator, washer and dryer.

Description

Lifestyle: Detached	Arch Style: TradAmer, Two Story
Exterior: Vinyl, Wood	Porch: PatioOpen, PorchCovrd
Master Bedroom: ClosWalkin, SinksDbl, TubFull	Areas: Foyer2Story, LndryRmMn
Appliances: Dishwasher, GrbgDispsl, MicroHood, O/RGas	Eating Area: BrkfstRoom, Cntrl island, FormaIDR, Pantry
Equipment: SmokeAlarm, SumpPump, WtrSftnPd	Interior Amen: WklInClos, WinTherm, WdWkPaintd
Lot Info: Cul-De-Sac, Pond	Exterior Amen: DrvConcret, FenceFullIR
Lot Size: .26 Acres	# of Acres: 0.26 Condo Descrip:

Utilities/Environmental

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

Financial/Association Information

Possible Financing: Conventnl, ICON, FHA, VA	Fee Paid: Annually	Fee Amnt: \$320
Ownership Int: PUD	Mgmt Phone:	More than 1 Assoc:
Fee Includes: InsCommon, MainCommon, PrkPlygrnd, Pool		
Mgmt Co.: ?		

Contract/Office Information

List Type: Exclusive Right to Sell	BAC: 3.0 %	Var: No	Insp/Warr: Not Applicable	LD: 04/27/2017
Circumstances of Sale: None	Disc: Not Applicable		Disc Oth: Covnts&Restrct, SalesDiscMedia	Ent D: 04/27/2017
Show: Yes	Show Dt: 04/27/2017		Poss: Negotiable	A/C Dt:
LOfc: KWI N01: Keller Williams Indianapolis Metro North	OP: 317-846-6300 X:		OF: 317-846-5959 Dir:	XD: 10/27/2017
LAgt: 15467: Kimberly S. 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: 04/27/2017

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MI BOR Thursday, April 27, 2017 11:06 PM