



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: 1/1
 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: \$833 Tax Year Due: 2016 Solid Waste: No
 Tax Exempt: HmTxEx

	Sqft
Upper:	1,166
Main:	922
Apprx M/U Ttl:	2,088
Basement:	461
Apprx M/U & Bsmnt:	2,549
% Fin Bsmnt:	0-25%
Source:	Assesso

	FB	HB	BD	RM
Upper:	2	0	3	6
Main:	0	1	0	5
M/U Ttl:	2	1	3	11
Bsmnt:	0	0	0	0
Total:	2	1	3	11

Beds: 3
 Baths: 2/1
 # Rooms: 11
 Floor #: 2 Levels
 Levels: 2 Levels
 Unit Entry Lvl:



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
Master Bedroom	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	08x06	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 bsmnt 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. The homestead exemptions were accidentally removed but have now been corrected so the taxes shown are correct for payable 2017.

Description

Lifestyle: Detached
 Exterior: Vinyl, Wood
 Master Bedroom: ClosWalkIn, SinksDbl, TubFull
 Appliances: Dishwasher, GrbgDispl, MicroHood, O/RGAS
 Equipment: SmokeAlarm, SumpPump, WtrSftnPd
 Lot Info: Cul-De-Sac, Pond
 Lot Size: .26 Acres: .25-.49 Acre
 Arch Style: TradAmer, Two Story
 Porch: PatioOpen, PorchCovrd
 Areas: Foyer2Story, LndryRmMn
 Eating Area: BrkfstRoom, Cntrl island, FormalDR, Pantry
 Interior Amen: WIKInClos, WinTherm, WdWkPaintd
 Exterior Amen: DrvConcret, FenceFullR
 # of Acres: 0.26 Condo Descrip:

Utilities/Environmental

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

Green CertificateNo

Financial/Association Information

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

Contract/Office Information

List Type: Exclusive Right to Sell
 Circumstances of Sale: None
 Show: Yes
 LOFc: [KWI N01: Keller Williams Indianapolis Metro North](#)
 LAgt: [15467: Kimberly S. Carpenter](#)
 VM:
 Team:
 Circumstances re: Sale: -
 BAC: 3.0 % Var: No
 Disc: Not Applicable
 Show Dt: 04/27/2017
 OP: 317-846-6300 X:
 Pref: 317-509-4000
 PF:
 Fdbk: 317-509-4000
 Insp/Warr: Not Applicable
 Disc Oth: Covnts&Restrct, SalesDiscMedia
 Poss: Negotiable Dir Solicit: No
 OF: 317-846-5959 Dir:
 Cell: 317-509-4000 Hm: 317-509-4000
 Toll: Show: 317-955-5555
 Fdbk: sold@kimsellsindy.com
 LD: 04/27/2017
 Ent D: 04/27/2017
 A/C Dt:
 XD: 10/27/2017
 TOM Dt:
 WD:
 Chg Dt: 04/28/2017

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Friday, April 28, 2017 02:46 PM