



JOSH CARPENTER
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22 REBECCA Drive, Indianapolis, IN 46241
 Prop Sub/Trans: Single Fam/Sale Media: [16](#) Status: **Active**
 School Dist: Wayne Township Area: 4909 - Marion - Wayne BLC#: **21493927** List/MoRnt \$: \$80,000
 Subdivision: GARDEN CITY Virtual Tour: <http://www.tourfactory.com/1816688> DOM/CDOM: 1/1 Year Built: 1942
 Legal Desc: GARDEN CITY ADDITION L19 Virtual Tour 2: Map: /18 & 19 Section/Lot: /18 & 19
 Bldr/Prjct/Cont: New Const: No Stage: Est.Comp. Date: S-22 W-50



Tax ID: [491107108012000900](#) MultiTax ID: Solid Waste: Yes
 Semi Tax: \$269 Tax Year Due: 2016 Tax Exempt: HmTxEx, MortTxEx

	Sqft
Upper:	0
Main:	932
Apprx M/U Ttl:	932
Basement:	932
Apprx M/U & Bsmnt:	1,864
% Fin Bsmnt:	50-75%
Source:	Assesso

	FB	HB	BD	RM
Upper:	0	0	0	0
Main:	1	0	2	4
M/U Ttl:	1	0	2	4
Bsmnt:	1	0	0	1
Total:	2	0	2	5

Beds: 2
 Baths: 2/0
 # Rooms: 5
 Floor #:
 Levels: 1 Level
 Unit Entry Lvl:

Garage: Yes, 1CarDetach, GarDrOpenr, StorageArea
 Parking: Fireplace: 1, LivingRoom
 Basement: Yes, Finished, DayliteWin
 Foundation: Basement-Block
 Web Link: <http://www.22RebeccaDrive.com/>
 Web Link2: <http://www.WeSellIndyTeam.com/>

Recent: **06/28/2017 : NEW**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
MasterBedroom	12x11	Main	Carpeting	No	Bedroom2nd	12x9	Main	Carpeting	No
BonusRoom	20x15	Basement	Carpeting	No	DiningRoom	5x9	Main	Tile-Ceramic	No
Kitchen	12x9	Main	Tile-Ceramic	No	LivingRoom	17x12	Main	Laminate	No

Directions

From 465 and Rockville Road, head east on Rockville Road. Two streets east of Lynhurst is Rebecca Drive. Turn right to head south on Rebecca Drive to home on right.

Property Description

This 2BR/2BA ranch with basement has charm and updates throughout. 2BRs, updated full bath, living room with laminate floors, dining room and updated kitchen with tile floors on main level. Basement makes a perfect second living space or man cave! Second full bath in basement area is easily accessible for guests utilizing this area. 1-car garage has great extra storage area. Home is on a quiet street with mature trees, yet has easy access to 465. Dimensional roof only 8 years old!

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

Seller does not know if refrigerator in garage is working. Pool table in garage storage area included in sale. Please contact co-agent, Josh Carpenter with all questions and offers.

Description

Lifestyle:	Detached	Arch Style:	Ranch, TradAmer
Exterior:	Aluminum	Porch:	PorchCovrd
Master Bedroom:	MainLevel	Areas:	LndryInBsmnt
Appliances:	O/RElec, ReFrigratr	Eating Area:	EatInKitch
Equipment:	SmokeAlarm, SmpPmpDual	Interior Amen:	AtticAcces, WlklnClos, ScrnsComp, WinTherm, WdWkPaintd
Lot Info:	Sidewalks, TreeMature	Exterior Amen:	DrvAsphalt, FencePartl
Lot Size:	7971 Sq Ft Acres: < .25 Acre	# of Acres:	0.18 Condo Descrip:

Utilities/Environmental

Heating:	ForcedAir	Fuel:	Gas
Cooling:	CentrIElec	Primary Wtr Source:	MunWtrConn
Water Heater:	Gas	Primary Sewage Disp:	Septic
Utility Option:	CableAvail, GasConn		

Green CertificateNo

Financial/Association Information

Possible Financing:	Conventnl, ICON, FHA, 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: 06/27/2017
Circumstances of Sale:	Disc: Not Applicable		Disc Oth: Defects/NN, SalesDiscMedia	Ent D: 06/28/2017
Show: Yes	FHA Cert: Yes	Show Dt: 06/28/2017	Poss: Negotiable	Dir Solicit: No
LOfc: KVIN01: Keller Williams Indianapolis Metro North	OP: 317-846-6300 X:	OF: 317-846-5959	Dir:	XD: 12/27/2017
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: 06/28/2017
CoAgt: 37042: Joshua Carpenter	Pref: 317-402-9111			
Circumstances re: Sale: -				

Requested By: Joshua Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Wednesday, June 28, 2017 09:38 AM