



661 Lynton Way, Westfield, IN 46074

Prop Sub/Trans: **Single Fam/Sale** Media: **30** Status: **Active**
 School Dist: **Westfield-Washington** Area: **2913 - Hamilton - Washington** BLC#: **21505554** List/MoRnt \$: **\$307,500***
 Subdivision: **MAPLE KNOLL** Virtual Tour: **http://www.tourfactory.com/1846334/r** DOM/CDOM: **34/34** Year Built: **2008**
 Legal Desc: **MAPLE KNOLL** Virtual Tour 2: **MIBOR** Section/Lot: **/59** Map: **N-161 W-2**
 Bldr/Prjct/Cont: **Yes** New Const: **Yes** Stage: **Completed** Est.Comp. Date: **2008**



Tax ID: **290910003059000015** MultiTax ID: **No** Solid Waste: **No**
 Semi Tax: **\$1,320** Tax Year Due: **2016** Tax Exempt: **HmTxEx, MortTxEx**

	Sqft
Upper:	1,078
Main:	1,013
Apprx M/U Ttl:	2,091
Basement:	1,013
Apprx M/U & Bsmnt:	3,104
% Fin Bsmnt:	0-25%
Source:	Builder

	FB	HB	BD	RM
Upper:	2	0	4	5
Main:	0	1	0	4
M/U Ttl:	2	1	4	9
Bsmnt:	0	0	0	0
Total:	2	1	4	9

Beds: **4**
 Baths: **2/1**
 # Rooms: **9**
 Floor #: **2 Levels**
 Unit Entry Lvl:

Garage: **Yes, 3CarAttach, GarDrOpenr, FinGarage**
 Parking: **Yes, Unfinished** Fireplace: **1, FamilyRm, GasLog, GasStarter**
 Basement: **BsmntPrCnc**
 Foundation: **Web Link: http://www.661LyntonWay.com/**
 Web Link: **http://www.WeSellIndyTeam.com/**

Recent: **09/13/2017 : DECR : \$310,000->\$307,500**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
MasterBedroom	14x16	Upper	Carpeting	Yes	Bedroom2nd	10x10	Upper	Carpeting	Yes
Bedroom 3rd	11x11	Upper	Carpeting	Yes	Bedroom4th	11x14	Upper	Carpeting	Yes
BreakfastRoom	8x12	Main	Laminate	Yes	DiningRoom	11x12	Main	Laminate	Yes
GreatRoom	15x18	Main	Laminate	Yes	Kitchen	12x11	Main	Laminate	Yes
LaundryRm	7x7	Upper	Laminate	Yes					

Directions

US 31 NORTH TO 161ST. GO WEST ON 161ST TO SPRINGMILL ROAD, NORTH FOR ONE MILE TO ENTRANCE OF COMMUNITY ON LEFT SIDE. GO TO THE 'T' AND TURN RIGHT. HOME IS ON THE LEFT SIDE JUST BEFORE THE ROUNDABOUT.

Property Description

Don't miss this meticulously maintained & updt'd 4BR/2.5BA hm in Maple Knoll. Light/bright kit w/cntr island, solid surface tops, WI pantry & stnls applcs that flows into the brkfst area & spac GR w/gas frpl. Beautiful laminate floors thruout main lvl. Appealing mstr ste w/vltd ceiling,bth w/grdn tub/sep shower. 3 nice sized BR's & bth complete the upper lvl. Unfnshd bsmt w/daylight windows awaits your touches. Beautiful perennial gardens border the lrg patio. No neighbors to one side!

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

Siding on the back of the home will be replaced. New Owens Corning Duration dimensional shingles May 2017, new water heater, carpet and paint in 2016

Description

Lifestyle: Detached	Arch Style: TradAmer, Two Story
Exterior: Brick, Vinyl	Porch: PatioOpen, PorchCovrd
Master Bedroom: ClosWalkin, ShrStiFull, TubGarden	Areas: LndryRmMn
Appliances: Dishwasher, GrbgDispsl, MicroHood, O/RElec	Eating Area: BrkfstRoom, EatInKitch, PntryWkIn
Equipment: NetworkRdy, RadonSystem, SmokeAlarm, SumpPump	Interior Amen: AtticAcces, CeilCath, CeilVlt, WlkInClos, ScrnsComp, WinTherm
Lot Info: Curbs, Sidewalks	Exterior Amen: DrvConcret, PoolCommu
Lot Size: 109X65X137X71 Acres: <.25 Acre	# of Acres: 0.19 Condo Descrip:

Utilities/Environmental

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

Green Certificate **No**

Financial/Association Information

Possible Financing: Conventnl, ICON, FHA, VA	Fee Paid: Annually	Fee Amnt: \$425
Ownership Int: PUD		
Fee Includes: MainCommon, PrkPlygrnd, Pool, RemvISnow		
Mgmt Co.: Platinum Properties	Mgmt Phone: 317-818-2900	More than 1 Assoc: No

Contract/Office Information

List Type: Exclusive Right to Sell	BAC: 3.0 % Var: No	Insp/Warr: WarrBldr	LD: 08/10/2017
Circumstances of Sale: None	Disc: Not Applicable	Disc Oth: Covnts&Restrct, SalesDiscMedia	Ent D: 08/12/2017
Show: Yes FHA Cert: Yes	Show Dt: 08/10/2017	Poss: Negotiable Dir Solicit: No	A/C Dt: 02/10/2018
LOfc: KWIN01: Keller Williams Indianapolis Metro North	OP: 317-846-6300 X:	OF: 317-846-5959 Dir:	XD: 02/10/2018
LAgt: 15467: Kimberly Carpenter	Pref: 317-509-4000	Cell: 317-509-4000 Hm: 317-509-4000	TOM Dt:
VM:	PF:	Toll: 317-955-5555	Show: 317-955-5555 WD:
Team:	Fdbk: 317-509-4000	Fdbk: sold@kimsellsindy.com	Chg Dt: 09/13/2017
Circumstances re: Sale: -			

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Wednesday, September 13, 2017 06:35 PM