



661 Lynton Way, Westfield, IN 46074

Prop Sub/Trans: Single Fam/Sale
 School Dist: Westfield-Washington
 Subdivision: MAPLE KNOLL
 Legal Desc: MAPLE KNOLL
 Bldr/Prjct/Cont:

Media: [30](#)
 Area: 2913 - Hamilton - WashingtDOM/CDOM: 55/55
 Virtual Tour: http://www.tourfactory.com/1846334/r_MIBOR
 Virtual Tour 2:
 New Const: Yes

Status: Active
 BLC#: 21505554
 55/55
 Stage: Completed

List/MoRnt \$: \$299,000*
 Year Built: 2008
 Section/Lot: /59
 Map: N-161 W-2
 Est.Comp. Date: 2008

Tax ID: [290910003059000015](#)
 Semi Tax: \$1,320

MultiTax ID:
 Tax Year Due: 2016

Solid Waste: No
 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 #:
 Levels: 2 Levels
 Unit Entry Lvl:

Garage: Yes, 3CarAttach, GarDrOpenr, FinGarage
 Parking: Fireplace: 1, FamilyRm, GasLog, GasStarter
 Basement: Yes, Unfinished
 Foundation: BsmtPrCnc
 Web Link: <http://www.661LyntonWay.com/>
 Web Link2: <http://www.WeSellIndyTeam.com/>

Recent: 10/04/2017 : DECR : \$300,000->\$299,000

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
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 & upddd 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

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

Utilities/Environmental

Heating: ForcedAir
 Cooling: CentrlElec, FanCeilPad
 Water Heater: Gas
 Utility Option:
 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: MainCommon, PrkPlygrnd, Pool, RemvISnow
 Mgmt Co.: Platinum Properties
 Fee Paid: Annually
 Fee Amnt: \$425
 Mgmt Phone: 317-818-2900
 More than 1 Assoc: No

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 Carpenter](#)
 VM:
 Team:
 Circumstances re: Sale: -
 BAC: 3.0 % Var: No
 Disc: Not Applicable
 Show Dt: 08/10/2017
 OP: 317-846-6300 X:
 Pref: 317-509-4000
 PF:
 Fdbk: 317-509-4000
 Insp/Warr: WarrBldr
 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: 08/10/2017
 Ent D: 08/12/2017
 A/C Dt:
 XD: 02/10/2018
 TOM Dt:
 WD:
 Chg Dt: 10/04/2017

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Wednesday, October 04, 2017 04:40 PM