



12205 Old Orchard Drive, Indianapolis, IN 46236

Status: **Active**
BLC#: **21542840**

List/MoRnt \$: \$190,000*
Year Built: 1956
Section/Lot: /149
Map: N-71 E-122
Est.Comp. Date:

Prop Sub/Trans: Single Fam/Sale
School Dist: Lawrence Township
Subdivision: OAKLANDON NORTHEAST
Legal Desc: Oaklandon Northeast
BlDr/Prjct/Cont:

Media: [28](#)
Area: 4904 - Marion - Lawrence
Virtual Tour: http://www.tourfactory.com/1927392/r_MIBOR
Virtual Tour 2:
New Const: No

Tax ID: [490134103049000407](#) MultiTax ID:
Semi Tax: \$874 Tax Year Due: 2017

Solid Waste: No
Tax Exempt: HmTxEx, MortTxEx



	Soft
Upper:	900
Main:	800
Apprx M/U Ttl:	1,700
Basement:	800
Apprx M/U & Bsmnt:	2,500
% Fin Bsmnt:	75+%
Source:	Broker

	FB	HB	BD	RM
Upper:	2	0	4	5
Main:	1	0	0	3
M/U Ttl:	3	0	4	8
Bsmnt:	0	0	0	2
Total:	3	0	4	10

Beds: 4
Baths: 3/0
Rooms: 10
Floor #:
Levels: Multi-Level
Unit Entry Lvl:

Garage: Yes, 4+CarAttch, GarDrOpenr, LoadSide
Parking: Fireplace: 2, GreatRoom, RecRoom
Basement: Yes, Finished
Foundation: Basement-Block
Web Link: <http://www.12205OldOrchardDr.com/>
Web Link2: <http://www.wesellindyteam.com/>

Recent: 02/10/2018 : DECR : \$195,000->\$190,000

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
MasterBedroom	14x11	Upper	Hardwood	No	Bedroom2nd	12x11	Upper	Carpeting	No
Bedroom 3rd	11x10	Upper	Carpeting	No	Bedroom4th	11x10	Upper	Carpeting	No
DenLibrary	12x11	Basement	Tile-Ceramic	No	DiningRoom	12x8	Main	Hardwood	No
GreatRoom	20x13	Main	Hardwood	No	Kitchen	16x9	Main	Laminate	No
LaundryRm	6x3	Upper	Tile-Ceramic	No	Rec/PlayRm	27x16	Basement	Tile-Ceramic	No

Directions

From Pendleton Pike and Oaklandon Road, head north on Oaklandon road to Old Orchard Drive. Home on right.

Property Description

What an incredible opportunity to own a home with an attached 4 car garage in Lawrence Township! This home features 3/4 bedrooms, 3 full baths and multiple living spaces. Located on a corner lot in Oaklandon Northeast with just under a acre of land, what more could you ask for. This tri-level has original hardwoods, 2 fireplaces and the comforts of home. Relax on your deck or let your dogs run in the fully fenced yard. The 3rd and 4th bedrooms are separated by a portable wall, both have closets or could be used as one large bedroom. Come see it today!

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

Washer and dryer are negotiable.

Description

Condo Type:	Condo Descrip:
Property Attached?	Common Walls:
Lifestyle:	Arch Style: Tri-Level
Exterior: Brick, Cedar	Porch: DeckMain, PorchCovrd
Master Bedroom: ClosWalkin, ShrStIFull	Areas: LndryRmUp
Appliances: CookTopEle, Dishwasher, Dryer, OvenBITn, Refrigeratr, Washer	Eating Area: DinComb/GR, KitGalley
Equipment: HotTub, SmokeAlarm, SumpPump, WtrSftnPd	Interior Amen: WklnClos, FloorHrdwd, Scrns Some, WinMetal, WdWkStaind
Lot Info: Corner, TreeMature	Exterior Amen: DrvAsphalt, FenceCompl
Lot Size: 40946 Acres: .5-.99 Acre	# of Acres: 0.94

Utilities/Environmental

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

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, Other	LD: 01/31/2018
Circumstances of Sale: None	Disc: Not Applicable		Disc Oth: As-Is, SalesDiscMedia	Ent D: 02/01/2018
Show: Yes	FHA Cert: Yes	Show Dt: 02/01/2018	Poss: Negotiable	A/C Dt:
LOfc: KWLN01: Keller Williams Indianapolis Metro North	OP: 317-846-6300 X:		OF: 317-846-5959	Dir: No
LAg: 15467: Kimberly 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: 02/10/2018
Circumstances re: Sale: -				

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Saturday, February 10, 2018 09:15 PM