



12205 Old Orchard Drive, Indianapolis, IN 46236
 Prop Sub/Trans: Single Fam/Sale Media: [28](#) Status: **Active** BLC#: **21542840** List/MoRnt \$: \$195,000
 School Dist: Lawrence Township Area: 4904 - Marion - Lawrence DOM/CDOM: 1/1 Year Built: 1956
 Subdivision: OAKLANDON NORTHEAST Virtual Tour: <http://www.tourfactory.com/1927392> Section/Lot: /149
 Legal Desc: Oaklandon Northeast Virtual Tour 2: Map: N-71 E-122
 Bldr/Prjct/Cont: New Const: No Stage: Est.Comp. Date:



Tax ID: [490134103049000407](#) MultiTax ID: Solid Waste: No
 Semi Tax: \$874 Tax Year Due: 2017 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: 02/01/2018 : NEW

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
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:
 Lifestyle: Detached Arch Style: Tri-Level
 Exterior: Brick, Cedar DeckMain, PorchCovrd
 Master Bedroom: ClosWalkin, ShrStiFull Areas: LndryRmUp
 Appliances: CookTopEle, Dishwasher, Dryer, OvenBITn, Eating Area: DinComb/GR, KitGalley
 Equipment: HotTub, SmokeAlarm, SumpPump, WtrSftnPd Interior Amen: WIKInClos, 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
 Cooling: CentriElec, FanCeilPad Primary Wtr Source: MunWtrConn
 Water Heater: Gas Primary Sewage Disp: MunSwrConn
 Utility Option: 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, 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 Poss: Negotiable Dir Solicit: No A/C Dt:
 LOfc: [KW1N01: Keller Williams Indianapolis](#) OP: 317-846-6300 X: OF: 317-846-5959 Dir: XD: 08/02/2018
[Metro North](#)
 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: 02/01/2018
 Circumstances re: Sale: -

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Thursday, February 01, 2018 10:56 AM