



6910 Kingswood Drive, Indianapolis, IN 46256

Prop Sub/Trans: Single Fam/Sale Media: [25](#) Status: **Active** BLC#: **21555262** List/MoRnt \$: \$260,000
 School Dist: Lawrence Township Area: 4904 - Marion - Lawrence DOM/CDOM: 1/1 Year Built: 1969
 Subdivision: AVALON HILLS Virtual Tour: <http://www.tourfactory.com/1958407> Section/Lot: 14/41
 Legal Desc: AVALON HILLS 14TH SEC L41 Virtual Tour 2: Map: - -
 Bldr/Prjct/Cont: New Const: No Stage: Est.Comp. Date:

Tax ID: [490235117004000400](#) MultiTax ID: Solid Waste: Yes
 Semi Tax: \$1,099 Tax Year Due: 2016 Tax Exempt: HmTxEx, MortTxEx



	Sqft
Upper:	468
Main:	1,608
Apprx M/U Ttl:	2,076
Basement:	501
Apprx M/U & Bsmnt:	2,577
% Fin Bsmnt:	75+%
Source:	Apprais

	FB	HB	BD	RM
Upper:	1	0	2	2
Main:	1	1	2	6
M/U Ttl:	2	1	4	8
Bsmnt:	0	0	0	1
Total:	2	1	4	9

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

Garage: Yes, 2CarAttach, GarDrOpenr, ServiceDoor
 Parking: 2 Fireplace: 1, FamilyRm, GasLog
 Basement: Yes, Finished
 Foundation: Basement-Block, Partial
 Web Link: <http://www.6910kingswooddrive.com>
 Web Link2: <http://www.wesellindyteam.com>

Recent: 03/29/2018 : NEW

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
MasterBedroom	13x12	Main	Carpeting	No	Bedroom2nd	11x10	Main	Carpeting	No
Bedroom 3rd	11x11	Upper	Carpeting	No	Bedroom4th	11x11	Upper	Carpeting	No
BreakfastRoom	10x8	Main	Laminate	No	DiningRoom	14x12	Main	Carpeting	No
FamilyRoom	18x14	Main	Carpeting	No	Kitchen	12x10	Main	Laminate	No
LaundryRm	7x6	Main	Laminate	No	LivingRoom	12x12	Main	Carpeting	No
Rec/PlayRm	16x16	Basement	Carpeting	No					

Directions

From 71st and Shadeland, go East to first street on the right, Kingswood Drive, follow to home on the right.

Property Description

Inviting front porch begs you to come in...you can feel the love in this home the minute you enter. You are greeted by the large dining room and living room/bonus room. The sunny kitchen features silestone countertops, laminate floors and breakfast area. Spacious family room with gas fireplace, laundry area and 1/2 bath also on main. Main level master suite with jack'njill bath to 2nd BR/office/nursery, or could be in-law quarters. Two addt'l BR's and a bath upstairs. Great rec room in basement provides additional living space. Open patio overlooking the private fenced rear yard. Large attic space over 2.5 car garage could be finished into addt'l living space. Nice corner lot, close to shopping & 465/37 for easy commuting.

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

Ventless gas logs to be installed in the family fireplace on 4/11

Description

Condo Type:	Condo Descrip:
Property Attached? Detached	Common Walls:
Lifestyle:	Arch Style: Ranch
Exterior: Stone, Vinyl	Porch: PatioOpen, PorchCovrd
Master Bedroom: ShrStiFull	Areas: BathJk&Jil, LvRmFormal, LndryCloset
Appliances: Dishwasher, GrbgDispsl, MicroHood, O/RELEc	Eating Area: BrkfstRoom, FormalDR
Equipment: SmokeAlarm, SumpPump, WtrSftnRnt	Interior Amen: AtticAcces, AtcPIDnStr, B/IBkShlv, WdWkPaintd
Lot Info: Corner, Sidewalks, TreeMature	Exterior Amen: DrvConcret, FenceFullR
Lot Size: 16,553 Acres: .25-.49 Acre	# of Acres: 0.38

Utilities/Environmental

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

Financial/Association Information

Possible Financing: Conventnl, ICON, FHA, VA Fee Paid: Fee Amnt:
 Ownership Int: VolIFee

Contract/Office Information

List Type: Exclusive Right to Sell	BAC: 3.0 %	Var: No	Insp/Warr: General	LD: 03/28/2018
Circumstances of Sale: None	Disc: Not Applicable		Disc Oth: SalesDiscMedia	Ent D: 03/29/2018
Show: Yes FHA Cert: Yes	Show Dt: 03/29/2018		Poss: Negotiable Dir Solicit: No	A/C Dt:
LOf: KWI N01: Keller Williams Indianapolis Metro North	OP: 317-846-6300 X:		OF: 317-846-5959 Dir:	XD: 09/28/2018
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: 03/29/2018

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Thursday, March 29, 2018 08:38 PM