



12619 Crystal Pointe Drive, Indianapolis, IN 46236 Status: **Active**
 Prop Sub/Trans: Single Fam/Sale Media: [26](#) BLC#: **21556416** List/MoRnt \$: \$260,000
 School Dist: Lawrence Township Area: 4904 - Marion - Lawrence DOM/CDOM: 1/1 Year Built: 1999
 Subdivision: CRYSTAL POINTE Virtual Tour: <http://www.tourfactory.com/idxr1964798> Section/Lot: 3/218
 Legal Desc: Crystal Pointe Virtual Tour 2: Map: - -
 Bldr/Prjct/Cont: New Const: No Stage: Est.Comp. Date:



Tax ID: [490122112026000407](#) MultiTax ID: Solid Waste: Yes
 Semi Tax: \$1,183 Tax Year Due: 2018 Tax Exempt: HmTxEx, MortTxEx

	Sqft
Upper:	1,213
Main:	1,405
Apprx M/U Ttl:	2,618
Basement:	1,405
Apprx M/U & Bsmnt:	4,023
% Fin Bsmnt:	25-50%
Source:	Assesso

	FB	HB	BD	RM
Upper:	2	0	4	4
Main:	0	1	0	6
M/U Ttl:	2	1	4	10
Bsmnt:	0	0	0	3
Total:	2	1	4	13

Beds: 4
 Baths: 2/1
 # Rooms: 13
 Floor #: -
 Levels: 2 Levels
 Unit Entry Lvl:

Garage: Yes, 2CarAttach, GarDrOpenr
 Parking: 2 Fireplace: 1, GasLog, GreatRoom
 Basement: Yes, Finished
 Foundation: BsmntPrCnc
 Web Link: <http://www.12619CrystalPointeDr.com/>
 Web Link2: <http://www.wesellindyteam.com/>

Recent: 04/05/2018 : NEW

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
Master Bedroom	18x20	Upper	Carpeting	Yes	Bedroom2nd	11x12	Upper	Carpeting	Yes
Bedroom 3rd	9x11	Upper	Carpeting	Yes	Bedroom4th	11x10	Upper	Carpeting	Yes
BreakfastRoom	15x10	Main	Tile-Ceramic	Yes	DiningRoom	9x12	Main	Hardwood	Yes
ExerciseRm	20x30	Basement	Carpeting	No	GreatRoom	17x11	Main	Hardwood	Yes
Kitchen	15x11	Main	Tile-Ceramic	Yes	LaundryRm	9x12	Main	Tile-Ceramic	No
LivingRoom	16x15	Main	Hardwood	Yes	Office	11x14	Main	Hardwood	Yes
Rec/PlayRm	16x30	Basement	Carpeting	No					

Directions
 From Fall Creek & Brooks School Rd., go east on Fall Creek over bridge. Fall Creek turns south & becomes Carroll Rd. Go south just past 86th & turn west into Crystal Pointe.

Property Description
 This amazing home has everything you could want, why not call it home! The 2 story entry leads you into this open floor plan featuring a private office, formal DR, LR & soaring 2 story great room with gas fireplace & wall of windows. The updated kit/brkfst area is gorgeous with its tile floors, granite counter tops, tile back splash, under cabinet lighting & stainless appliances. The mstr ste has a nice sitting area, WIC & beautiful updt bath with a garden tub & separate shwr. 3 add'l bedrooms & a bath complete the upper level. The bsmt goes on & on with a fnshd rec rm, workout area & room for all your dream bsmt ideas. The trex deck offers an abundance of space for outside dining overlooking the privacy fenced rear yard. Don't wait!

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information
 Prelim title already complete with Enterprise Title. Kitchen refrigerator, washer and dryer may be purchased outside the purchase agreement. Small refrigerators in master and basement are excluded

Condo Type:		Condo Descrip:	
Property Attached?	Detached	Common Walls:	
Lifestyle:		Arch Style:	TradAmer, Two Story
Exterior:	Brick, Vinyl	Porch:	DeckMain, PorchCovrd
Master Bedroom:	ClosWalkin, SinksDbl, Suite, TubFISepShr, TubGarden	Areas:	Foyer2Story, GrtRm2Story, LvRmFormal, LndryRmMn
Appliances:	Dishwasher, GrbgDispsl, Microwave, O/RGAs	Eating Area:	BrkfstRoom, CntrlIsland, FormalDR, Pantry
Equipment:	SmokeAlarm, SumpPump	Interior Amen:	AtticAcces, WIKlnclos, FloorHrdwd, WinTherm
Lot Info:	Sidewalks, StrtLights, TreeMature, TreesSmall	Exterior Amen:	DrvConcret, FenceFullR, FencePrvcy
Lot Size:	.21 Acres:	# of Acres:	0.21

Utilities/Environmental		Green CertificateNo	
Heating:	ForcedAir	Fuel:	Gas
Cooling:	CentrlElec	Primary Wtr Source:	MunWtrConn
Water Heater:	Gas	Primary Sewage Disp:	MunSwrConn
Utility Option:	CableConn, GasConn, HighSpdAvl		

Financial/Association Information			
Possible Financing:	Conventnl, ICON, FHA, VA	Fee Paid:	Annually
Ownership Int:	MandFee	Fee Amnt:	\$235
Fee Includes:	AssocHmOwn, EntryComm, InsCommon, MainCommon, RemvISnow		
Mgmt Co.:	Kirkpatrick Management	Mgmt Phone:	(317) 570-4358
		More than 1 Assoc:	

Contract/Office Information			
List Type:	Exclusive Right to Sell	BAC:	3.0 %
Circumstances of Sale:	None	Var:	No
Show:	Yes	Insp/Warr:	Not Applicable
LOfc:	KWI N01: Keller Williams Indianapolis Metro North	Disc Oth:	Covnts&Restrct, SalesDiscMedia
	15467: Kimberly S. Carpenter	Poss:	Negotiable Dir Solicit: No
LAGt:		OF:	317-846-5959 Dir:
		Cell:	317-509-4000 Hm:
VM:			317-509-4000
		Toll:	Show: 317-955-5555
Team:		Fdbk:	sold@kimsellsindy.com
Circumstances re: Sale:	-		