



9145 NAUTICAL WATCH Drive, Indianapolis, IN 46236

Prop Sub/Trans: Single Fam/Sale Media: [42](#) Status: **Active** BLC#: **21560826** List/MoRnt \$: \$575,000
 School Dist: Lawrence Township Area: 4904 - Marion - Lawrence DOM/CDOM: 0/0 Year Built: 1993
 Subdivision: ADMIRALS SOUND Virtual Tour: <http://www.tourfactory.com/1978516> Section/Lot: 6A/206
 Legal Desc: ADMIRALS SOUND Interactive VT:
 Bldr/Prjct/Cont: New Const: No Stage: Est. Comp. Date:

Tax ID: [490116102010000400](#) MultiTax ID: Solid Waste: Yes
 Semi Tax: \$2,480 Tax Year Due: 2017 Tax Exempt: HmTxEx, MortTxEx



	Soft
Upper:	1,309
Main:	2,959
Apprx M/U Ttl:	4,268
Basement:	1,480
Apprx M/U & Bsmnt:	5,748
% Fin Bsmnt:	75+%
Source:	Assesso

	FB	HB	BD	RM
Upper:	2	0	3	4
Main:	1	1	1	8
M/U Ttl:	3	1	4	12
Bsmnt:	1	0	0	2
Total:	4	1	4	14

Beds: 4
 Baths: 4/1
 # Rooms: 14
 Floor #:
 Levels: 2 Levels
 Unit Entry Lvl:

Garage: Yes, 3CarAttach, GarDrOpenr, FinGarage, KeylessEnt, LoadSide
 Parking: Fireplace: 3, 2SidedFirePlace, GreatRoom, Hearth Room, Kitchen

Basement: Yes, 9ft+Ceil, Finished, DayliteWin
 Foundation: BsmntPrCnc
 Web Link: <http://www.9145NauticalWatchDr.com/>
 Web Link2: <http://www.wesellindyteam.com/>

Recent: 04/30/2018 : NEW

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
MasterBedroom	18x18	Main	Hardwood	No	Bedroom2nd	16x13	Upper	Carpeting	No
Bedroom 3rd	17x14	Upper	Carpeting	No	Bedroom4th	15x18	Upper	Carpeting	No
BonusRoom	15x6	Upper	Carpeting	No	BreakfastRoom	13x13	Main	Hardwood	No
DenLibrary	16x14	Basement	Carpeting	No	DiningRoom	14x17	Main	Hardwood	No
GreatRoom	23x20	Main	Hardwood	No	Kitchen	20x19	Main	Tile-Ceramic	No
LaundryRm	12x9	Main	Tile-Ceramic	No	Office	15x13	Main	Hardwood	No
Rec/PlayRm	36x21	Basement	Carpeting	No	SunRoom	14x15	Main	Tile-Ceramic	No

Directions

From 79th St and Fall Creek Rd, head east on 79th to Sunnyside Rd. Turn L. Turn L on Oaklandon Road. Turn L on Old Stone Dr. Turn R on Woods Bay Ln. Turn L on Nautical Watch Dr to home on right.

Property Description

This beautifully updated 4BR/4.5BA Admirals Sound home features a peek-a-boo view of Geist Reservoir and is located on a dead end street so no thru traffic. The main lvl boasts a vaulted GR w/hrdwd flrs & gas frplc, for DR, updt kit w/granite tops, stnls applcs, brkfst area & hearth area that share a 2-sided frplc, sun drenched sunrm, stately office w/paneled wall & blt-ins, laundry along with a spac mstr ste featuring dbl sinks, whirlp tub/sep shwr & lrg WIC. The upper lvl has 3 addt'l unique BR's, one with a priv bath & each having WIC's & bonus spaces. The fnshd bsmnt features a large rec/FR area, built-in desk, bon rm and full bath. Relaxing rear patio flanked by lush landscaping. Come & take a look, you will want to call it home!

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

See supplements for updates/utilities

Description

Condo Type:	Condo Descrip:
Property Attached? Detached	Common Walls:
Lifestyle:	Arch Style: TradAmer, Two Story
Exterior: Brick, Wood	Porch: PatioOpen
Master Bedroom: ClosWalkIn, ShrStIFull, SinksDbl, TubWhirlPl	Areas: BthSinksDblMn, FoyerLarge
Appliances: CookTopEle, Dishwasher, Dryer, GrbgDispsl, Microwave, OvenBltIn, OvenDouble, Refrigratr, Washer	Eating Area: BrkfstBar, FormalDR, EatInKitch, PntryWkIn
Equipment: RadonSystem, SecAlrmPd, SmokeAlarm, SmpPmpDual, WetBar, WtrSftnPd	Interior Amen: B/IBkShlv, CeilRsed, WklInClos, FloorHrdwd, WdWkPaintd
Lot Info: Cul-De-Sac, Sidewalks, TreeMature	Exterior Amen: DrvConcret, PoolCommu, Sprkr/IrrSys
Lot Size: .39 Acres: .25-.49 Acre	# of Acres: 0.39

Utilities/Environmental

Heating: DualSystem, ForcedAir	Fuel: Gas
Cooling: CentrIElec, FanCeilPad	Primary Wtr Source: MunWtrConn
Water Heater: Electric	Primary Sewage Disp: MunSwrConn
Utility Option: CableConn, GasConn, HighSpdAVl	Green CertificateNo

Financial/Association Information

Possible Financing: Conventnl, ICON	Fee Paid: Annually	Fee Amnt: \$450
Ownership Int: MandFee		
Fee Includes: AssocHmOwn, Clubhouse, MainCommon, Pool, SharedSecr, RemvlSnow		
Mgmt Co.: Community Association	Mgmt Phone: 317-875-5600	More than 1 Assoc: No

Contract/Office Information

List Type: Exclusive Right to Sell	BAC: 3.0 %	Var: No	Insp/Warr: General, Other	LD: 04/30/2018
Circumstances of Sale: None	Disc:		Disc Oth: Defects/NN, SalesDiscMedia	Ent D: 04/30/2018
Show: Yes	Show Dt: 04/30/2018		Poss: Negotiable	Dir Solicit: No
LOf: EXPL01: eXp Realty, LLC	OP: 812-734-6048 X:		OF: Dir:	XD: 10/30/2018
LAgt: 15467: Kimberly S. Carpenter	Pref: 317-509-4000		Cell: 317-509-4000	Hm: 317-509-4000
VM:	PF:		Toll: Show: 317-955-5555	TOM Dt:
Team:	Fdbk: 317-509-4000		Fdbk: sold@kimsellsindy.com	WD:
CoAgt: 37042 : Joshua Carpenter	Pref: 317-402-9111			Chg Dt: 04/30/2018
Circumstances re: Sale: -				

