



8316 BRIARHILL Way, Indianapolis, IN 46236

Prop Sub/Trans: Single Fam/Sale Media: [27](#) Status: **Active** BLC#: **21565225** List/MoRnt \$: \$265,000
 School Dist: Lawrence Township Area: 4904 - Marion - Lawrence DOM/CDOM: 0/0 Year Built: 1995
 Subdivision: CRYSTAL POINTE Virtual Tour: <http://www.tourfactory.com/1988624> Section/Lot: 5/124
 Legal Desc: Crystal Pointe Interactive VT: Stage: Resale Est. Comp. Date:
 Bldr/Prjct/Cont: New Const: No

Tax ID: [490122122001000407](#) MultiTax ID: Solid Waste: No
 Semi Tax: \$1,154 Tax Year Due: 2017 Tax Exempt: HmTxEx, MortTxEx



	Sqft
Upper:	1,438
Main:	1,227
Apprx M/U Ttl:	2,665
Basement:	847
Apprx M/U & Bsmnt:	3,512
% Fin Bsmnt:	75+%
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	1
Total:	2	1	4	11

Beds: 4
 Baths: 2/1
 # Rooms: 11
 Floor #: Levels: 2 Levels
 Unit Entry Lvl:

Garage: Yes, 2CarAttach, GarDrOpenr, FinGarage, Heated, KeylessEnt, ServiceDoor
 Parking: 0 Fireplace: 1, GreatRoom, WoodBurn
 Basement: Yes, FinCeiling, Finished, DayliteWin, EgressWin
 Foundation: BsmntPrCnc, Partial
 Web Link: <http://www.8316BriarhillWay.com/>
 Web Link2: <http://www.wesellindyteam.com/>

Recent: 05/09/2018 : NEW

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
MasterBedroom	23x12	Upper	Carpeting	Yes	Bedroom2nd	12x10	Upper	Carpeting	Yes
Bedroom 3rd	12x11	Upper	Carpeting	No	Bedroom4th	10x10	Upper	Carpeting	No
BreakfastRoom	10x09	Main	Hardwood	Yes	DiningRoom	12x11	Main	Carpeting	Yes
FamilyRoom	29x22	Basement	Carpeting	Yes	GreatRoom	18x13	Main	Carpeting	Yes
Kitchen	18x13	Main	Hardwood	Yes	LaundryRm	7x6	Main	Hardwood	Yes
LivingRoom	12x12	Main	Carpeting	Yes					

Directions

TAKE CARROLL RD TO CRYSTAL POINTE ESTATES BETWEEN 75TH ST & 86TH ST TURN WEST AT SOUTH ENTRANCE TO CRYSTAL POINTE (BRIARHILL DRIVE). TAKE FIRST RIGHT ON BRIARHILL WAY TO HOME ON THE NW CORNER.

Property Description

Located on a tranquil pond, this 4BR/2.5BA beckons you to call it home! Sit & enjoy the porch swing or better yet, come in & see what the interior has to offer. The 2-story entry leads you to the updt kit w/stnls applcs & granite c-tops & then thru the brkfst rm to the soaring 2 story GR featuring a beautiful frpic & wall of windows offering a beautiful view of the pond/sunsets. The main lvl also has a for LR, for DR & L/U. There is add'l living space in the fnshd bsmt where the possibilities are endless. The vltid mstr ste has a WIC, bth w/whirlpl tub/sep shwr, along w/3 addt'l BR's & a bth complete the upper lvl. This fenced lot is one of the largest in the n'hood & has a beautiful deck, paver patio & firepit all overlkng the pond.

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

Wired security system, wired speakers in LR, garage, master BR & bth, smart thermostat (ecobee), electronic keypad lock by Schlage at front door & ring doorbell all stay! Also front porch swing stays Exclude washer, dryer, moveable bar, projector, screen and speakers in basement

Description

Condo Type: Condo Descrip:
 Property Attached? Detached Common Walls:
 Lifestyle: Arch Style: TradAmer, Two Story
 Exterior: Brick, Vinyl Porch: DeckMain, PorchCovrd
 Master Bedroom: BedRmSplit, ClosWalkin, SinksDbl, TubFISepShr, TubWhirlpl Areas: Foyer2Story, GrtRm2Story, LvRmFormal, LndryRmMn
 Appliances: Dishwasher, GrbgDispsl, Microwave, O/RElec, Eating Area: BrkfstRoom, CntrlIsland, FormalDR, Pantry
 Equipment: SecAlrmPd, SmokeAlarm, SumpPump, Interior Amen: CeilVlt, WklInClos, FloorHrdwd, ScrnsComp,
 Programmable Thermostat, WtrSftnPd WinBayBow, WinVinyl
 Lot Info: Corner, Pond, Sidewalks, WaterView Exterior Amen: DrvConcret, Sprkr/IrrSys
 Lot Size: 103X28X135X34X189Acres: .25-.49 Acre # of Acres: 0.30

Utilities/Environmental

Heating: ForcedAir, HeatPump Fuel: Electric
 Cooling: CentrElec, FanCeilPad, HeatPump Primary Wtr Source: MunWtrConn
 Water Heater: Electric Primary Sewage Disp: MunSwrConn
 Utility Option: CableAvail, CableConn, GasAvail Green CertificateNo

Financial/Association Information

Possible Financing: Conventnl, ICON, FHA, VA Fee Paid: Annually Fee Amnt: \$235
 Ownership Int: MandFee
 Fee Includes: EntryComm, InsCommon, MainCommon, ProfMgmt, RemvISnow
 Mgmt Co.: Kirkpatrick Management Mgmt Phone: (317) 570-4358 More than 1 Assoc: No

Contract/Office Information

List Type: Exclusive Right to Sell BAC: 3.0 % Var: No Insp/Warr: General LD: 05/09/2018
 Circumstances of Sale: None Disc: Not Applicable Disc Oth: Defects/NN, SalesDiscMedia Ent D: 05/09/2018
 Show: Yes FHA Cert: Yes Show Dt: 05/09/2018 Poss: Negotiable Dir Solicit: No A/C Dt:
 LOfc: [EXPL01: eXP Realty, LLC](#) OP: 812-734-6048 X: Dir: XD: 11/09/2018
 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: 05/09/2018
 CoAgt: [37042: Joshua Carpenter](#) Pref: 317-402-9111
 Circumstances re: Sale: -

