



8619 Lancaster Road, Indianapolis, IN 46260-1667

Prop Sub/Trans: **Single Fam/Sale** Media: **25** Status: **Active** BLC#: **21572565** List/MoRnt \$: **\$245,000***
 School Dist: **Washington Township** Area: **4903 - Marion - Washington** DOM/CDOM: **62/62** Year Built: **1970**
 Subdivision: **NORTH WILLOW FARMS** Virtual Tour: **http://www.tourfactory.com/2008551/r_MIBOR** Section/Lot: **1/21**
 Legal Desc: **NORTH WILLOW FARMS 1ST SE** Interactive VT: **No** Stage: **No** Est.Comp. Date:
 Bldr/Prjct/Cont: **No** New Const: **No**

Tax ID: **490316119042000800** MultiTax ID: **49031611904** Solid Waste: **No**
 Semi Tax: **\$1,327** Tax Year Due: **2017** Tax Exempt: **HmTxEx, MortTaxEx**



	Soft
Upper:	1,008
Main:	1,334
Apprx M/U Ttl:	2,342
Basement:	1,048
Apprx M/U & Bsmnt:	3,390
% Fin Bsmnt:	0-25%
Source:	Assessor

	FB	HB	BD	RM	Beds:
Upper:	2	0	4	4	4
Main:	0	1	0	4	2/1
M/U Ttl:	2	1	4	8	# Rooms: 8
Bsmnt:	0	0	0	0	Floor #: 2 Levels
Total:	2	1	4	8	Unit Entry Lvl:

Garage: **Yes, 2CarAttach, GarDrOpenr, FinGarage, KeylessEnt, ServiceDoor**
 Parking: **Yes, Unfinished, DayliteWin** Fireplace: **1, FPInsert, GasLog, GreatRoom**
 Basement: **Basement-Block**
 Foundation: **Basement-Block**
 Web Link: <http://www.8619LancasterRoad.com/>
 Web Link2: <http://www.wesellindyteam.com/>

Recent: **08/14/2018 : DECR : \$250,000->\$245,000**

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
MasterBedroom	15x18	Upper	Hardwood	Yes	Bedroom2nd	14x12	Upper	Hardwood	Yes
Bedroom 3rd	13x12	Upper	Hardwood	Yes	Bedroom4th	12x13	Upper	Hardwood	Yes
DiningRoom	12x12	Main	Hardwood	Yes	FamilyRoom	22x11	Main	Hardwood	Yes
GreatRoom	22x15	Main	Hardwood	Yes	Kitchen	14x14	Main	Tile-Ceramic	Yes

Directions

From 86th and Ditch, head west on 86th Street. North Willow Farms/Lancaster Rd is the first road on the right. Home is the very first home on the right once you enter the subdivision.

Property Description

The 4BR/2.5BA home offers a floor plan meant for everyday living with its large great room featuring a cozy gas frplc, formal dining room, updt'd kitchen & family room. The kitchen includes a stainless steel gas range, microwave, dishwasher, additional built-in oven & nice island for add'l prep space. There is a "drop zone" just inside the garage, great for keeping the family organized. A nice sized master with a walk in closet & updated bath featuring a large walk-in shower & double sinks highlights the upper level, there are 3 add'l bedrooms & a hall bath. The unfinished basement awaits your finishing touches or is great for storage. Relaxing fenced yard with multi-decks, patio, firepit & storage shed. Conveniently location too!

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

Exclude projector and screen in family room. HOA website <http://www.northwillowfarms.org/> Seller is offering a \$2500 fencing allowance

Condo Type:		Description	
Property Attached?	Detached	Condo Descrip:	
Lifestyle:		Common Walls:	
Exterior:	Brick, Wood	Arch Style:	TradAmer, Two Story
Master Bedroom:	ClosWalkin, SinksDbl	Porch:	DeckMain, PatioOpen
Appliances:	Dishwasher, GrbgDispsl, MicroHood, O/RGas, OvenBltIn, OvenDouble	Areas:	FoyerSmall, LndryInBsmnt
Equipment:	NetworkRdy, RadonSystm, SatDishPd, SecAlrmMon, SecAlrmPd, SumpPump, SmpPmp w/Bac, WtrSftnPd	Eating Area:	CntrIsland, FormalDR, KitUpdated
Lot Info:	Corner, Sidewalks, StrtLights, TreeMature	Interior Amen:	AtticAcces, WikInClos, FloorHrdwd, WinTherm
Lot Size:	126x152 Acres: .25-.49 Acre	Exterior Amen:	DrvAsphalt, FenceFullR, PoolCommu, StoragShed, TennisCom
		# of Acres:	0.44
Utilities/Environmental		Green Certificate: No	
Heating:	ForcedAir, HeatPump	Fuel:	Electric, Gas
Cooling:	CentrElec, FanCeilPad, HeatPump	Primary Wtr Source:	MunWtrConn
Water Heater:	Gas	Primary Sewage Disp:	MunSwrConn
Utility Option:	CableAvail, GasConn, HighSpdAvl		

Financial/Association Information		Fee Paid:		Fee Amnt:	
Possible Financing:	Conventnl, ICON, FHA, VA	Quarterly		\$145	
Ownership Int:	MandFee				
Fee Includes:	Clubhouse, EntryComm, InsCommon, MainCommon, NatureArea, PrkPlygrnd, Pool, ProfMgmt, RemvISnow, Tennis				
Mgmt Co.:	?	Mgmt Phone: ?		More than 1 Assoc: No	

Contract/Office Information		Insp/Warr:		LD:	
List Type:	Exclusive Right to Sell	BAC:	3.0 %	Var:	No
Circumstances of Sale:	None	Disc:	Not Applicable	Insp/Warr:	Not Applicable
Show:	Yes FHA Cert:	Show Dt:	06/16/2018	Disc Oth:	SalesDiscMedia
LOfc:	EXPL01: eXp Realty, LLC	OP:	812-734-6048 X:	Poss:	Negotiable
LAgt:	15467: Kimberly S. Carpenter	Pref:	317-509-4000	Dir Solicit:	No
				Dir:	
VM:		PF:		Hm:	317-509-4000
				Dir:	317-955-5555
Team:		Fdbk:	317-509-4000	Cell:	317-509-4000
Circumstances re: Sale:				Toll:	
				Show:	317-955-5555
				Fdbk:	sold@kimsellsindy.com
					Chg Dt: 08/14/2018

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Thursday, August 16, 2018 09:52 AM