



8619 Lancaster Road, Indianapolis, IN 46260-1667 Status: **Active**
 Prop Sub/Trans: Single Fam/Sale Media: [25](#) BLC#: **21572565** List/MoRnt \$: \$280,000
 School Dist: Washington Township Area: 4903 - Marion - Washington DOM/CDOM: 1/1 Year Built: 1970
 Subdivision: NORTH WILLOW FARMS Virtual Tour: <http://www.tourfactory.com/2008551> Section/Lot: 1/21
 Legal Desc: NORTH WILLOW FARMS 1ST Interactive VT:
 Bldr/Prjct/Cont: New Const: No Stage: Est.Comp. Date:



Tax ID: [490316119042000800](#) MultiTax ID: 49031611904 Solid Waste: No
 Semi Tax: \$1,327 Tax Year Due: 2017 Tax Exempt: HmTxEx, MortTxEx

	Soft	FB	HB	BD	RM	
Upper:	1,008	2	0	4	4	Beds: 4
Main:	1,334	0	1	0	4	Baths: 2/1
Apprx M/U Ttl:	2,342	2	1	4	8	# Rooms: 8
Basement:	1,048	0	0	0	0	Floor #:
Apprx M/U & Bsmnt:	3,390	2	1	4	8	Levels: 2 Levels
% Fin Bsmnt:	0-25%					Unit Entry Lvl:
Source:	Assesso					

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

Recent: **06/16/2018 : NEW**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
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 it's 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't'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.

Description

Condo Type:		Condo Descrip:	
Property Attached?	Detached	Common Walls:	
Lifestyle:		Arch Style:	TradAmer, Two Story
Exterior:	Brick, Wood	Porch:	DeckMain, PatioOpen
Master Bedroom:	ClosWalkIn, SinksDbl	Areas:	FoyerSmall, Lndryl nBsmnt
Appliances:	Dishwasher, GrbgDispsl, MicroHood, O/RGAs, OvenBltIn, OvenDouble	Eating Area:	Cntrl Island, FormalDR, KitUpdated
Equipment:	NetworkRdy, RadonSystem, SatDishPd, SecAlrmMon, SecAlrmPd, SumpPump, SmpPmp w/Bac, WtrSftnPd	Interior Amen:	AtticAcces, Wkl nClos, FloorHrdwd, WinTherm
Lot Info:	Corner, Sidewalks, StrtLights, TreeMature	Exterior Amen:	DrvAsphalt, FenceFullR, PoolCommu, StoragShed, TennisCom
Lot Size:	126x152 Acres: .25-.49 Acre	# of Acres:	0.44

Utilities/Environmental

Heating:	ForcedAir, HeatPump	Fuel:	Electric, Gas
Cooling:	CentriElec, FanCeilPad, HeatPump	Primary Wtr Source:	MunWtrConn
Water Heater:	Gas	Primary Sewage Disp:	MunSwrConn
Utility Option:	CableAvail, GasConn, HighSpdAvl		Green CertificateNo

Financial/Association Information

Possible Financing:	Conventnl, ICON, FHA, VA	Fee Paid:	Quarterly	Fee Amnt:	\$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

List Type: Exclusive Right to Sell	BAC: 3.0 %	Var: No	Insp/Warr: Not Applicable	LD: 06/15/2018
Circumstances of Sale: None	Disc: Not Applicable		Disc Oth: SalesDiscMedia	Ent D: 06/16/2018
Show: Yes	Show Dt: 06/16/2018		Poss: Negotiable	A/C Dt:
LOf: EXPL01: eXP Realty, LLC	OP: 812-734-6048 X:		OF: Dir:	XD: 12/15/2018
LAgt: 15467: Kimberly S. Carpenter	Pref: 317-509-4000		Cell: 317-509-4000	Hm: 317-509-4000
VM:	PF:		Toll:	Show: 317-955-5555
Team:	Fdbk: 317-509-4000		Fdbk: sold@kimsellsindy.com	WD: Chg Dt: 06/16/2018
Circumstances re: Sale: -				