



**8619 Lancaster Road, Indianapolis, IN 46260-1667**

Prop Sub/Trans: **Single Fam/Sale** Media: **25** Status: **Active**  
 School Dist: **Washington Township** Area: **4903 - Marion - Washington** BLC#: **21572565** List/MoRnt \$: **\$235,000\***  
 Subdivision: **NORTH WILLOW FARMS** Virtual Tour: **http://www.tourfactory.com/2008551/r\_MIBOR** DOM/CDOM: **138/138** Year Built: **1970**  
 Legal Desc: **NORTH WILLOW FARMS 1ST S** Interactive VT: **MIBOR** Section/Lot: **1/21**  
 Bldr/Prjct/Cont: **No** New Const: **No** Stage: **Est.Comp. Date:**



Tax ID: **490316119042000800** MultiTax ID: **490316119042000800** 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
Upper:	2	0	3	4
Main:	0	1	0	4
M/U Ttl:	2	1	3	8
Bsmnt:	0	0	0	0
Total:	2	1	3	8

Beds: **3**  
 Baths: **2/1**  
 # Rooms: **8**  
 Floor #: **2 Levels**  
 Unit Entry Lvl:

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

Recent: **10/31/2018 : DECR : \$240,000->\$235,000**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
MasterBedroom	15x18	Upper	Hardwood	Yes	Bedroom2nd	14x12	Upper	Hardwood	Yes
Bedroom3rd	13x12	Upper	Hardwood	Yes	BonusRoom	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 3BR/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 addt'l prep space. 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 2 addt'l BR's, a bonus room & a hall bth. The unfinished bsmt 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

HOA website <http://www.northwillowfarms.org/> Bonus room upstairs had been used as a bedroom but has no closet

Description

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

Utilities/Environmental

Heating: **ForcedAir, HeatPump** Fuel: **Electric, Gas**  
 Cooling: **CentrlElec, FanCeilPad, HeatPump** Primary Wtr Source: **MunWtrConn**  
 Water Heater: **Gas** Primary Sewage Disp: **MunSwrConn**  
 Utility Option: **CableAvail, GasConn, HighSpdAvl** Green Certificate: **No**

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, RemvlSnow, 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** FHA Cert: **06/16/2018** Poss: **Negotiable** Dir Solicit: **No** A/C Dt: **12/15/2018**  
 LOfc: **EXPL01: eXp Realty, LLC** OP: **812-734-6048** X: **OF:** Dir: **12/15/2018**  
 LAgt: **15467: Kimberly Carpenter** Pref: **317-509-4000** Cell: **317-509-4000** Hm: **317-509-4000** TOM Dt: **12/15/2018**  
 VM: **PF:** Toll: **317-955-5555** Show: **317-955-5555** WD: **10/31/2018**  
 Team: **Fdbk: 317-509-4000** Fdbk: **sold@kimsellsindy.com** Chg Dt: **10/31/2018**  
 Circumstances re: Sale: **-**

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Wednesday, October 31, 2018 09:17 AM