



**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: **77/77** Year Built: **1970**  
 Subdivision: **NORTH WILLOW FARMS** Virtual Tour: **[http://www.tourfactory.com/2008551/r\\_MIBOR](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:	<b>1,008</b>
Main:	<b>1,334</b>
Apprx M/U Ttl:	<b>2,342</b>
Basement:	<b>1,048</b>
Apprx M/U & Bsmnt:	<b>3,390</b>
% Fin Bsmnt:	<b>0-25%</b>
Source:	<b>Assessor</b>

	FB	HB	BD	RM	Beds:
Upper:	<b>2</b>	<b>0</b>	<b>4</b>	<b>4</b>	<b>4</b>
Main:	<b>0</b>	<b>1</b>	<b>0</b>	<b>4</b>	<b>2/1</b>
M/U Ttl:	<b>2</b>	<b>1</b>	<b>4</b>	<b>8</b>	<b>8</b>
Bsmnt:	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2 Levels</b>
Total:	<b>2</b>	<b>1</b>	<b>4</b>	<b>8</b>	<b>Unit Entry Lvl:</b>

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/>**

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 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, upddd 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/> Seller is offering a \$2500 fencing allowance

Condo Type:	Property Attached?	Lifestyle:	Exterior:	Master Bedroom:	Appliances:	Equipment:	Lot Info:	Lot Size:	Acres:	Condo Descrip:	Common Walls:	Arch Style:	Porch:	Areas:	Eating Area:	Interior Amen:	Exterior Amen:	Green Certificate:
	<b>Detached</b>		<b>Brick, Wood</b>	<b>ClosWalkin, SinksDbI</b>	<b>Dishwasher, GrbgDispsl, MicroHood, O/RGas, OvenBltIn, OvenDouble</b>	<b>NetworkRdy, RadonSystem, SatDishPd, SecAlrmMon, SecAlrmPd, SumpPump, SmpPmp w/Bac, WtrSftnPd</b>	<b>Corner, Sidewalks, StrtLights, TreeMature</b>	<b>126x152</b>	<b>.25-.49 Acre</b>	<b>TradAmer, Two Story</b>		<b>DeckMain, PatioOpen</b>				<b>AtticAcces, WlkInClos, FloorHrdwd, WinTherm</b>	<b>DrvAsphalt, FenceFullR, PoolCommu, StoragShed, TennisCom</b>	<b>No</b>

Utilities/Environmental

Heating:	Cooling:	Water Heater:	Utility Option:	Fuel:	Primary Wtr Source:	Primary Sewage Disp:	Green Certificate:
<b>ForcedAir, HeatPump</b>	<b>CentrIElec, FanCeilPad, HeatPump</b>	<b>Gas</b>	<b>CableAvail, GasConn, HighSpdAvl</b>	<b>Electric, Gas</b>	<b>MunWtrConn</b>	<b>MunSwrConn</b>	<b>No</b>

Financial/Association Information

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

Contract/Office Information

List Type:	Circumstances of Sale:	Show:	LOfc:	LAGt:	BAC:	Disc:	Show Dt:	OP:	Pref:	Var:	Insp/Warr:	Disc Oth:	Poss:	OF:	Cell:	LD:	Ent D:	A/C Dt:	XD:	TOM Dt:	WD:	Chg Dt:	
<b>Exclusive Right to Sell</b>	<b>None</b>	<b>Yes</b>	<b>EXPL01: eXp Realty, LLC</b>	<b>15467: Kimberly Carpenter</b>	<b>3.0 %</b>	<b>Not Applicable</b>	<b>06/16/2018</b>	<b>812-734-6048 X:</b>	<b>317-509-4000</b>	<b>No</b>	<b>Not Applicable</b>	<b>SalesDiscMedia</b>	<b>Negotiable</b>	<b>Dir Solicit: No</b>	<b>317-509-4000</b>	<b>06/15/2018</b>	<b>06/16/2018</b>	<b>12/15/2018</b>	<b>12/15/2018</b>	<b>12/15/2018</b>	<b>4000</b>	<b>317-955-5555</b>	<b>08/31/2018</b>

Team: **sold@kimsellsindy.com**  
 Circumstances re: Sale: -

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Friday, August 31, 2018 07:13 PM