8619 Lancaster Road, Indianapolis, IN 46260-1667

Status: Active

Prop Sub/Trans:	Single Fam/Sale	Media:	25	BLC#:	21572565	List/MoRnt $:	$270,000*
School Dist:	Washington Township	Area:	4903 - Marion - Washington	DOM/CDOM:	31/31	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 S	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, MortTaxEx

	Sqft
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:	Assesso

	FB	HB	BD	RM
Upper:	2	0	4	4
Main:	0	1	0	4
M/U Ttl:	2	1	4	8
Bsmt:	0	0	0	0
Total:	2	1	4	8

Beds:	4
Baths:	2/1
# Rooms:	8
Floor #:	
Levels:	2 Levels
Unit Entry Lvl:	

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

Recent: 07/16/2018 : DECR : $275,000->$270,000

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
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, updtd kitchen & family room. The kitchen includes a stainless steel gas range, microwave, dishwasher, additional built-in oven & nice island for addt'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 addt'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

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, LndryInBsmt
Appliances:	Dishwasher, GrbgDispsl, MicroHood, O/RGas, OvenBltIn, OvenDouble	Eating Area:	CntrIsland, FormalDR, KitUpdated
Equipment:	NetworkRdy, RadonSystm, SatDishPd, SecAlrmMon, SecAlrmPd, SumpPump, SmpPmp w/Bac, WtrSftnPd	Interior Amen:	AtticAcces, WlkInClos, 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:	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:	Show Dt:	06/16/2018	Poss:	Negotiable Dir Solicit: No	A/C Dt:	
LOfc:	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	TOM Dt:	
VM:		PF:		Toll:	Show: 317-955-5555	WD:	
Team:		Fdbk:	317-509-4000	Fdbk:	sold@kimsellsindy.com	Chg Dt:	07/16/2018

Circumstances re: Sale: -

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Monday, July 16, 2018 10:13 AM