



8619 Lancaster Road, Indianapolis, IN 46260-1667

Prop Sub/Trans: **Single Fam/Sale** Media: **25** Status: **Active** BLC#: **21572565** List/MoRnt \$: **\$240,000***
 School Dist: **Washington Township** Area: **4903 - Marion - Washington** DOM/CDOM: **103/103** 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 & Bsmt:	3,390
% Fin Bsmt:	0-25%
Source:	Assessor

	FB	HB	BD	RM	Beds:
Upper:	2	0	3	4	3
Main:	0	1	0	4	2/1
M/U Ttl:	2	1	3	8	# Rooms: 8
Bsmt:	0	0	0	0	Floor #: 2 Levels
Total:	2	1	3	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: **09/26/2018 : DECR : \$245,000->\$240,000**

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	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

Condo Type:	Description
Property Attached? Detached	Condo Descrip: TradAmer, Two Story
Lifestyle: Brick, Wood	Common Walls: DeckMain, PatioOpen
Exterior: Brick, Wood	Porch: FoyerSmall, LndryInBsmt
Master Bedroom: ClosWalkin, SinksDbl	Areas: CntrIsland, FormalDR, KitUpdated
Appliances: Dishwasher, GrbgDispl, MicroHood, O/RGas, OvenBitIn, OvenDouble	Eating Area:
Equipment: NetworkRdy, RadonSystem, 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	Green Certificate: No
Cooling: CentrElec, FanCeilPad, HeatPump	Primary Wtr Source: MunWtrConn	
Water Heater: Gas	Primary Sewage Disp: MunSwrConn	
Utility Option: CableAvail, GasConn, HighSpdAvl		

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 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: 317-509-4000 Dir: 317-509-4000	XD: 12/15/2018
LAg: 15467: Kimberly Carpenter	Pref: 317-509-4000	Cell: 317-509-4000 Hm: 317-955-5555	TOM Dt:
VM:	PF:	Toll:	WD:
Team:	Fdbk: 317-509-4000	Fdbk: sold@kimsellsindy.com	Chg Dt: 09/26/2018
Circumstances re: Sale: -			

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Wednesday, September 26, 2018 12:33 PM