



8619 Lancaster Road, Indianapolis, IN 46260-1667

Prop Sub/Trans: Single Fam/Sale      Media: [25](#)      Status: **Active**      BLC#: **21572565**      List/MoRnt \$: \$250,000\*  
 School Dist: Washington Township      Area: 4903 - Marion - Washington DOM/CDOM: 38/38      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 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, MortTxEx



	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:	Assesso

	FB	HB	BD	RM
Upper:	2	0	4	4
Main:	0	1	0	4
M/U Ttl:	2	1	4	8
Bsmnt:	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, FPIinsert, GasLog, GreatRoom  
 Basement: Yes, Unfinished, DayliteWin  
 Foundation: Basement-Block  
 Web Link: <http://www.8619LancasterRoad.com/>  
 Web Link2: <http://www.wesellindyteam.com/>

Recent: 07/23/2018 : DECR : \$260,000->\$250,000

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 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:	ClosWaikin, SinksDbI	Areas:	FoyerSmall, LndryInBsmnt
Appliances:	Dishwasher, GrbgDispl, MicroHood, O/RGas, OvenBITIn, OvenDouble	Eating Area:	CntrlIsland, FormalDR, KitUpdated
Equipment:	NetworkRdy, RadonSystem, SatDishPd, SecAlrmMon, SecAlrmPd, SumpPump, SmpPmp w/Bac, WtrSftnPd	Interior Amen:	AtticAcces, WklInClos, FloorHrdwd, WinTherm
Lot Info:	Corner, Sidewalks, StrtLights, TreeMature	Exterior Amen:	DrvAsphalt, FenceFuIR, 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
Ownership Int:	MandFee	Fee Amnt:	\$145
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
Circumstances of Sale: None	Disc: Not Applicable		Disc Oth: SalesDiscMedia
Show: Yes	Show Dt: 06/16/2018		Poss: Negotiable
LOfc: <a href="#">EXPL01: eXp Realty, LLC</a>	OP: 812-734-6048 X:		Dir Solicit: No
LAgt: <a href="#">15467: Kimberly S. Carpenter</a>	Pref: 317-509-4000		Dir:
		Cell: 317-509-4000	Hm: 317-509-4000
VM:	PF:	Toll:	Show: 317-955-5555
Team:	Fdbk: 317-509-4000	Fdbk: <a href="mailto:sold@kimsellsindy.com">sold@kimsellsindy.com</a>	WD: Chg Dt: 07/23/2018
Circumstances re: Sale: -			