

7425 Oceanline Drive, Indianapolis, IN 46214-4148

Prop Sub/Trans: **Condo/Sale**
 School Dist: **Wayne Township**
 Subdivision: **ISLANDS EAST**
 Legal Desc: **ISLANDS EAST L157**
 Bldr/Prjct/Cont:

Media: [24](#)
 Area: **4909 - Marion - Wayne**
 Virtual Tour: http://www.tourfactory.com/2662395/r_MIBOR
 Interactive VT:
 New Const: **No**

Status: **Active**
 BLC#: **21672980**
 DOM/CDOM: **11/11**
 Stage:
 List/MoRnt \$: **\$120,000**
 Year Built: **1990**
 Section/Lot: **/157**
 Est.Comp. Date:



Tax ID: [490522117062000900](#) MultiTax ID: Solid Waste: **No**
 Semi Tax: **\$1,212** Tax Year Due: **2018** Tax Exempt: **MortgageTaxExemption**

	Soft
Upper:	640
Main:	646
Apprx M/U Ttl:	1,286
Basement:	0
Apprx M/U & Bsmnt:	1,286
% Fin Bsmnt:	
Source:	Assessor

	FB	HB	BD	RM	
Upper:	2	0	2	2	Beds: 2
Main:	0	1	0	3	Baths: 2/1
M/U Ttl:	2	1	2	5	# Rooms: 5
Bsmnt:	0	0	0	0	Floor #:
Total:	2	1	2	5	Levels: 2 Levels
					Unit Entry Lvl: 1

Garage: **Yes, Attached**
 Garage Spaces: **1**
 Basement: **No**
 Foundation: **Slab**
 Web Link: <http://www.7425OceanlineDr.com/>
 Web Link2: [https://www.chicagotitleindy.com/Files/CCRs/Islands%20\(Marion\).pdf](https://www.chicagotitleindy.com/Files/CCRs/Islands%20(Marion).pdf)
 Fireplace: **1, LivingRoom, WoodBurning**

Recent: **10/04/2019 : NEW**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	14x13	Upper	Carpeting	Yes	Bedroom 2nd	12x9	Upper	Carpeting	Yes
Dining Room	10x10	Main	Carpeting	No	Kitchen	12x10	Main	Vinyl	No
Living Room	19x12	Main	Carpeting	Yes					

Directions

From Crawfordsville Rd/136, head north on Dandy Trail. Turn right at first stoplight into The Islands. Take immediate left onto Oceanline. Follow around to home on right.

Property Description

Looking for a great new home with a no-maintenance lifestyle? This 2BR / 2.5BA condo in Islands East could be exactly what you're looking for! Fresh carpet and paint throughout the home! Main floor features soaring two-story entry way, dining room, half bath for guests, dining room, kitchen with opening to living room with doors looking out over beautiful pond. Upstairs features master suite with WIC, master bath with garden tub and private balcony. Nice sized second bedroom with ample closet space has another full bath just outside the door. One car attached garage and long driveway allows for plenty of parking. Come take a look today!

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information

Preliminary title work ordered through Stewart Title. Please direct all offers and questions to co-agent, Josh Carpenter at 317-402-9111 or josh@wesellindyteam.com. There is an additional HOA fee of \$350/year for lake maintenance. Currently this is no homestead exemption, property taxes will go down once exemptions are filed.

Description

Condo Type:	Horizontal	Condo Descr:	EndUnit
Property Attached YN:	Attached	Common Walls:	
Lifestyle:	Townhouse	Arch Style:	Contemporary
Exterior:	Vinyl	Porch:	Balcony, PatioOpen
Master Bedroom:	Balcony, ClosetWalkin, SinksDouble, TubGarden	Areas:	
Appliances:	Dishwasher, O/RElec, Refrigratr	Eating Area:	DiningRoomFormal
Equipment:	SmokeAlarm	Kitchen Features:	Kitchen Eat In
Lot Info:		Interior Amen:	CeilingVaulted, WalkInCloset
Lot Size:	5955	Exterior Amen:	
Security Deposit:	\$995	# of Acres:	0.14
Acres:	<.25 Acre		
Refundable:			

Utilities/Environmental

Heating:	ForcedAir, HeatPump	Fuel:	Electric	Green Certificate: No
Cooling:	Central Electric	Primary Wtr Source:	Municipal Water Connected	
Water Heater:	Electric	Primary Sewage Disp:	Municipal Sewer Connected	
Utility Option:	High Speed Internet Available			

Financial/Association Information

Possible Financing:		Fee Paid:	Monthly	Fee Amnt:	\$150
Ownership Int:	MandFee	HOA Disclsr:	Covenants & Restrictions		
Fee Includes:	InsuranceCommonArea, MaintenanceAllGround, MaintenanceCommonArea, SnowRemoval				
Mgmt Co.:	-	Mgmt Phone:	-	More than 1 Assoc:	No

Contract/Office Information

List Type: Exclusive Right to Lease	BAC: 3 %	Var: Yes	Insp/Warr: General	LD: 10/04/2019
Circumstances of Sale:	Disc: Not Applicable		Disc Oth: Seller's Disclosure Supplements	Ent D: 10/04/2019
Show: Yes	Show Dt: 10/04/2019		Poss: AtClosing	A/C Dt:
LOfc: TRBL01: Trueblood Real Estate	OP: 317-513-1395	X: 	OF: 	Dir: Dir Solicit: No
LAgt: 15467: Kimberly S. Carpenter	Pref: 317-509-4000		Cell: 317-509-4000	Dir:
VM:	PF: 		Toll: 	Hm: 317-509-4000
Team:	Fdbk: 317-509-4000		Fdbk: sold@kimsellsindy.com	Show: 317-955-5555
CoAgt: 37042 : Joshua Carpenter	Pref: 317-402-9111			WD:
				Chg Dt: 10/06/2019
				Closed:

Requested By: Joshua Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Monday, October 14, 2019 08:55 AM