

## 8023 Water Trace Court, Indianapolis, IN 46256

Prop Sub/Trans: <b>Single Fam/Sale</b>	Media: <b>55</b>	Status: <b>Active</b>
School Dist: <a href="#">Lawrence Township</a>	Area: <b>4904 - Marion - Lawrence</b>	BLC#: <b>21786552</b>
Subdivision: <b>CASTLE COVE</b>	Virtual Tour: <a href="http://www.tourfactory.com/2876854">http://www.tourfactory.com/2876854</a>	DOM/CDOM: <b>1/1</b>
Legal Desc: <b>CASTLE COVE SEC VII LOT 9</b>	Interactive VT: <a href="https://my.matterport.com/show/?m=iw6hXi99KwH">https://my.matterport.com/show/?m=iw6hXi99KwH</a>	List/MoRnt \$: <b>\$325,000</b>
Bldr/Prjct/Cont:	New Const: <b>No</b>	Year Built: <b>1986</b>
		Section/Lot: <b>7/92</b>
		Est. Comp. Date:
		Date Ava:



Tax ID: **490224143017000400**  
 Semi Tax: **\$1,646**

MultiTax ID:  
 Tax Year Due: **2020**

Solid Waste: **No**  
 Tax Exempt: **Homestead MortgageTax**

	Sqft
Upper:	1,109
Main:	1,250
Apprx M/U Ttl:	2,359
Basement:	704
Apprx M/U & Bsmt:	3,063
% Fin Bsmt:	75+%
Garage:	550
Source:	Assessor

	FB	HB	BD	RM
Upper:	2	0	4	4
Main:	0	1	0	6
M/U Ttl:	2	1	4	10
Bsmt:	0	0	0	2
Total:	2	1	4	12

Beds: **4**  
 Baths: **2/1**  
 # Rooms: **12**  
 Floor #: **2 Levels**  
 Levels: **2 Levels**  
 Unit Entry Lvl:

Garage: **Yes, Attached, Finished** Garage, LoadSide  
 Garage Spaces: **2** Fireplace: **1, FamilyRoom, WoodBurning**  
 Basement: **Yes, Finished**  
 Foundation: **BasementConcretePoured**  
 Web Link: <https://www.kimsellsindy.com>  
 Web Link2: <http://castle-cove.com/>

Recent: **05/28/2021 : NEW**  
 Next OH: **Public: Sat May 29, 1:00PM-3:00PM**

### Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	13x12	Upper	Carpeting	No	Bedroom 2nd	13x11	Upper	Carpeting	No
Bedroom 3rd	14x10	Upper	Carpeting	No	Bedroom 4th	11x10	Upper	Carpeting	No
Breakfast Room	13x9	Main	Hardwood	No	Family Room	20x14	Main	Hardwood	No
Kitchen	13x10	Main	Hardwood	No	LaundryRm	8x5	Main	Vinyl	No
Living Room	16x12	Main	Hardwood	No	Rec/Play Room	26x12	Basement	Carpeting	No

### Directions

**82nd East of Hague Road to Castle Cove entrance, turn right on Springwater W Drive follow to Water Trace Ct, home is on the corner**

### Property Description

Meticulously maintained 4BR/2.5BA home a corner lot in sought after Castle Cove. The pride of ownership shines thru the moment you drive up to the home. This traditional 2-story features a for LR with a door which could home office, for DR, updated kit w/new cabinets, granite tops & stainless applcs, brkfst rm and large FR with built-ins & cozy woodburning frplc. Spacious master ste with an updated bth & WIC, 3 additional BR's and a bath complete the upper level. The finished bsmt offers additional living space. Relax on your deck overlk you mature yard or play a game of horse on your priv bball court. N'hood pool/tennis courts. Conveniently located close to shopping & interstate. This one owner is waiting for you!

### Description

Condo Type: Property Attached YN: <b>Detached</b> Lifestyle: Exterior: <b>Brick, Cedar</b> Master Bedroom: <b>ClosetWalkin, ShowerStallFull</b>	Condo Descrip: Common Walls: Arch Style: <b>TraditonalAmerican</b> Porch: <b>DeckMain</b> Areas: <b>Foyer Small, Living Room Formal, Laundry Room Main Level</b>
Appliances: <b>Dishwasher, Dryer, GrbgDispsl, Microwave, O/RElec, Refrigratr, Washer, MicroHood</b>	Eating Area: <b>BreakfastRoom, DiningRoomFormal</b>
Equipment: <b>SmokeAlarm, SumpPump, Programmable Thermostat, WaterSoftenerPaid</b>	Kitchen Features: <b>Breakfast Bar, Kitchen Updated, Pantry</b> Interior Amen: <b>AtticPullDownStairs, BuiltInBookShelves, WalkInCloset, HardwoodFloors, WindowsThermal, WoodWorkStained</b>
Lot Info: <b>Corner, Sidewalks, TreeMature</b> Lot Size: <b>18,034</b> Acres: <b>.25-.49 Acre</b> # of Acres: Pet Deposit: Refundable:	Exterior Amen: <b>Basketball Court, DrivewayConcrete</b> Smoking: <b>0.41</b>

### Utilities/Environmental

Heating: <b>ForcedAir</b> Cooling: <b>Central Electric</b> Water Heater: <b>Gas</b> Utility Option: <b>Cable Connected, Gas Connected</b>	Fuel: <b>Gas</b> Primary Wtr Source: <b>Municipal Water Connected</b> Primary Sewage Disp: <b>Municipal Sewer Connected</b>
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Green Certificate: **No**

### Financial/Association Information

Possible Financing: <b>Conventional, InsuredConventional, FHA, VA</b> Ownership Int: <b>MandFee</b> Fee Includes: <b>AssociationHomeOwners, InsuranceCommonArea, MaintenanceCommonArea, ParkPlayground, Pool, SnowRemoval, Tennis</b> Mgmt Co.: <b>Castle Cove HOA</b>	Fee Paid: <b>Annually</b> Fee Amnt: <b>\$400</b> HOA Disclsr: <b>Covenants &amp; Restrictions</b> Mgmt Phone: <b>317-501-7405</b> More than 1 Assoc: <b>No</b>
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### Contract/Office Information

List Type: <b>Exclusive Right to Sell</b> Circumstances of Sale: Show: <b>Yes</b> FHA Cert: LOc: <a href="#">TRBL01: Trueblood Real Estate</a> LAgt: <a href="#">15467: Kimberly Carpenter</a>	BAC: <b>3.0 %</b> Var: <b>No</b> Insp/Warr: <b>Not Applicable</b> Disc: <b>Not Applicable</b> Seller's Disclosure Supplements Show Dt: <b>05/28/2021</b> AtClosing OP: <b>(317) 288-5148 X</b> Dir Solicit: <b>No</b> Pref: Hm: <b>(317) 509-4000</b> PF: Show: <b>317-955-5555</b> Fdbk: <b>317-509-4000</b> Fdbk: <a href="mailto:sold@kimsellsindy.com">sold@kimsellsindy.com</a>	LD: <b>05/28/2021</b> Ent D: <b>05/28/2021</b> A/C Dt: <b>11/28/2021</b> TOM Dt: WD: Chg Dt: <b>05/28/2021</b> Closed:
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