

**6525 WANDSWORTH Circle, Indianapolis, IN 46250**

Prop Sub/Trans: **Condo/Sale**  
 School Dist: **Lawrence Township**  
 Subdivision: **SUN LAKES AT BAYSIDE**  
 Legal Desc: **SUN LAKES AT BAYSIDE HPR**  
 Bldr/Prjct/Cont:

Media: **43**  
 Area: **4904 - Marion - Lawrence**  
 Virtual Tour:  
 Interactive VT: **<https://my.matterport.com/show/?m=y1LsjFbeWW>**  
 New Const: **No**

Status: **Active**  
 BLC#: **21865289**  
 DOM/CDOM: **1/1**  
 List/MoRnt \$: **\$210,000**  
 Year Built: **1985**  
 Section/Lot: **/550**  
 Est.Comp. Date:  
 Date Ava:



Tax ID: **490215120119000400**  
 Semi Tax: **\$872**

MultiTax ID:  
 Tax Year Due: **2021**

Solid Waste: **Yes**  
 Tax Exempt: **Homestead Tax Exemption, Mortgage Tax Exemption**

	Sqft
Upper:	783
Main:	920
Apprx M/U Ttl:	1,703
Basement:	0
Apprx M/U & Bsmnt:	1,703
% Fin Bsmnt:	
Source:	Assessor

	FB	HB	BD	RM
Upper:	2	0	2	3
Main:	0	1	1	4
M/U Ttl:	2	1	3	7
Bsmnt:	0	0	0	0
Total:	2	1	3	7

Beds: **3**  
 Baths: **2/1**  
 # Rooms: **7**  
 Floor #: **0**  
 Levels: **2 Levels**  
 Unit Entry Lvl: **0**

Garage: **Yes, Attached**  
 Garage Spaces: **2**  
 Basement: **No**  
 Foundation: **Slab**  
 Web Link: **<http://www.wesellindyteam.com/>**  
 Web Link2: **[https://www.chicagotitleindy.com/CTRSIndianapolisMetro/media/CCRs/S-4/Sun-Lakes-At-Bayside-\(Marion\).pdf](https://www.chicagotitleindy.com/CTRSIndianapolisMetro/media/CCRs/S-4/Sun-Lakes-At-Bayside-(Marion).pdf)**

Fireplace: **1, GreatRoom, WoodBurning**

Recent: **06/23/2022 : NEW**

**Room Information**

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	22x17	Upper	Carpeting	Yes	Bedroom 2nd	12x11	Upper	Vinyl Hardwood	No
Bedroom 3rd	12x12	Main	Carpeting	Yes	Dining Room	8x10	Main	Vinyl Hardwood	Yes
Great Room	17x15	Main	Vinyl Hardwood	Yes	Kitchen	18x12	Main	Tile-Ceramic	Yes
Loft	16x14	Upper	Carpeting	No					

**Directions**

**96th Street east of Allisonville Road. Turn on Aberdare Dr into neighborhood. Take left on Wandsworth Cir to home on right.**

**Property Description**

Updates abound in this 3BR / 2.5BA condo in Sun Lakes at Bayside! Updates in recent years include: HVAC (2020), Water Heater (2020), garage door, garage door opener, LVP flooring, most windows. Enter the home from the two car garage to find a kitchen with newer cabinets, tile floors, laundry closet and SS appliances. Enter the main living area to find a dining room overlooking a light filled two-story great room. Just off this area is Bedroom 3 currently used as a gym and a half bath. Head upstairs to find a loft overlooking the two story great room. Bedroom 2 has LVP floors and full bath just outside the door with granite top vanity. Master suite features a walk in closet and huge updated master bath with double vanity and tile shower.

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

Please direct all questions and offers to Josh Carpenter: [josh@wesellindyteam.com](mailto:josh@wesellindyteam.com) / 317-402-9111. Preliminary title work ordered at Enterprise Title. Please submit all offers by 8PM Sunday 6/26 with a response time of 12 Noon on Monday 6/27. Seller WILL NOT respond to offers prior to this time. Showings begin Friday 6/24 at 8AM. Seller MUST retain possession through 8/15/22. Please exclude: washer, dryer, garage refrigerator.

**Description**

Condo Type:	<b>Horizontal</b>	Condo Descrip:	<b>EndUnit</b>
Property Attached YN:	<b>Attached</b>	Common Walls:	<b>1 Common Wall, No One Above, No One Below</b>
Lifestyle:	<b>Other/See Remarks</b>	Arch Style:	<b>TraditionalAmerican</b>
Exterior:	<b>Brick, Cedar</b>	Porch:	<b>PorchCovered</b>
Master Bedroom:	<b>ClosetWalkin, SinksDouble</b>	Areas:	<b>Bath Sinks Double Main, Great Room - 2 Story</b>
Appliances:	<b>Dishwasher, Garbage Disposal, Oven/Range-Electric, Refrigerator, MicroHood</b>	Eating Area:	<b>Dining/FamRoomCombo</b>
Equipment:	<b>NetworkReady</b>	Interior Amen:	<b>AtticAcces, CeilingVaulted, WalkInCloset, WoodWorkPainted</b>
Lot Info:	<b>Cul-De-Sac, Sidewalks, TreeMature</b>	Exterior Amen:	<b>DrivewayAsphalt, PoolCommunity, TennisCommunity</b>
Lot Size:	<b>Condo</b> Acres: <b>&lt;.25 Acre</b>	# of Acres:	<b>0.00</b>
Pet Deposit:	Refundable:	Smoking:	

**Utilities/Environmental**

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

**Financial/Association Information**

Possible Financing:	<b>Conventional, InsuredConventional</b>	Fee Paid:	<b>Monthly</b>	Fee Amnt:	<b>\$275</b>
Ownership Int:	<b>MandFee</b>	HOA Disclsr:	<b>Covenants &amp; Restrictions</b>		
Fee Includes:	<b>AssociationHomeOwners, EntranceCommon, InsuranceBuildingHazard, MaintenanceAllGround, MaintenanceBldExterior, Pool, SnowRemoval, Tennis</b>				
Mgmt Co.:	<b>Kirkpatrick Management</b>	Mgmt Phone:	<b>317-570-4358</b>	More than 1 Assoc:	<b>No</b>

**Showing Information**

Showing Service: **BrokerBay** Showings Phone: **3174029111**

**Contract/Office Information**

List Type: <b>Exclusive Right to Sell</b>	BAC: <b>3.0 %</b>	Var: <b>No</b>	Insp/Warr: <b>General</b>	Listed: <b>06/23/2022</b>
Circumstances of Sale:	Disc: <b>Not Applicable</b>		Disc Oth: <b>Seller's Disclosure Supplements</b>	Entered: <b>06/23/2022</b>
Show: <b>Yes</b>	Show Dt: <b>06/23/2022</b>		Pos: <b>SpecificDate</b>	Dir Solicit: <b>No</b>
LOfc: <b><a href="#">TRBL01: Trueblood Real Estate</a></b>	OP: <b>317-288-5148 X:</b>		OF: <b>317-402-9111</b>	Dir: <b>317-402-9111</b>
LAg: <b>37042: Joshua Carpenter</b>	Pref: <b>josh@wesellindyteam.com</b>			XD: <b>12/23/2022</b>
Team:	Fdbk: <b>josh@wesellindyteam.com</b>			Change: <b>06/23/2022</b>
CoAg: <b>15467: Kimberly Carpenter</b>	Pref: <b>josh@wesellindyteam.com</b>			PD: <b>06/23/2022</b>
Con1: <b>Josh Carpenter</b>	Type: <b>josh@wesellindyteam.com</b>			
SAG: <b>:</b>	Pref: <b>josh@wesellindyteam.com</b>			
		Ph: <b>josh@wesellindyteam.com</b>		
		Seller Pd Pts: <b>josh@wesellindyteam.com</b>		

**Requested By: Joshua Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Thursday, June 23, 2022 08:30 AM**

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