



**Residential/Condo**

**BLC#:** 21111888 **RES** **Status:** Active **Area:** 2911 **LP:** \$207,500  
**7573 Garrick ST** **Lt:** 39.9494 **Ln:** -86.0308 **Map:**  
**Town:** Fishers **Twp:** Delaware **Zip:** 46038 **School:** Hamilton  
**Legal:** Burberry Place **Section:** **Lot:** 184 **Southeastern**  
**Tax ID:** HAM291401113029000006 **County:** Hamilton **Yr Built:** 1989 **Semi-Tax:** \$886  
**Subdiv:** Burberry Place **Tax Exempt:** HmTxEx, MortTaxEx, OtherTxEx **Tax Year Due:** 2011  
**Builder/Project/Contractor:** **Const.Stage:** **Solid Waste N** **Est DC:**

**Approx. Room Sizes/Descriptions**

	L	F	W		L	F	W		
<b>Living:</b>	15x13	M	C	Y	<b>Master:</b>	18x14	U	C	Y
<b>Family Rm:</b>	23x13	M	C	Y	<b>2nd:</b>	13x11	U	C	Y
<b>Great Rm:</b>					<b>3rd:</b>	13x11	U	C	Y
<b>Dining:</b>	12x12	M	C	Y	<b>4th:</b>	11x10	U	C	Y
<b>Kitchen:</b>	14x12	M	T	Y	<b>Opt Rm 1:</b>	LNDRY	M	V	N
<b>Brkfst Rm:</b>	11x09	M	T	Y	<b>Opt Rm 2:</b>	BONUS	M	C	Y
<b>Opt Rm 3:</b>					<b>Opt Rm 4:</b>				

**Bd:** 4  
**Rooms:** 11  
**Floor#:**  
**Unit Entry Level:**  
**Levels:** 2 Levels  
**Baths:** 3  
**Parking:**  
**Bas:** N  
**Foundation:** Slab

	SqFt	FB	HB
<b>Upper:</b>	1,246	<b>Upper Bth:</b>	2 0
<b>Main:</b>	1,321	<b>Main Bth:</b>	0 1
<b>Approx M/U Total:</b>		2,567	<b>Bsmt Bth:</b> 0 0
<b>Basement:</b>	0	<b>Total:</b>	2 1
<b>Approx M/U &amp; NOBSM:</b>		2,567	
<b>% Finished Basement:</b>			
<b>Source:</b>	Assessor		

**Fireplace:** 1/FamilyRm, GasLog

**Garage:** Y/2CATC/FINGR

**Directions**

FROM I-69 TAKE 116TH ST WEST AND MAKE A LEFT ONTO HAGUE RD. TAKE A LEFT ONTO ST. GEORGE BLVD, AND A RIGHT ONTO GARRICK ST. HOME IS ON THE RIGHT.

**Property Description**

This home is a rare find in Fishers! Exceptionally clean and meticulously maintained! Two story foyer. completely renovated kitchen with stainless appliances and granite counters. Quiet backyard with lpe wood deck, paver patio and plenty of mature trees. New siding, roof, gutters and garage doors. First rate neighborhood has pool, tennis and playground. Garage has a bump-out extension. Many extras including wide staircase, architectural detail in ceiling & recessed lighting. Excellent schools.

**Description**

**Life Style:** Detached **Arch Style:** TradAmer **Exterior:** Brick, Vinyl  
**Master BR:** DbISinks, FullShrStl, GardenTub **Areas:** BonusRoom, DbISinksMn, Foyer2Story, LndryRmMn  
**Appl:** Dishwasher, GrbgDispsl, Microwave, O/RElec, Refrigratr **Porch:** PorchCovrd  
**Equip:** SecAlrmPd, SmokeAlarm, WtrSftnRnt **Eating Area:** BrkfstRoom  
**Interior Amen:** AtticAcces, StrmsCompt

**Lot Info:** Sidewalks, TreeMature, TreesSmall **Exterior Amen:** DrvConcret  
**Lot Size:** 80 x 125 **Acres:** <1/4 Acre **# of Acr:** 0.23 **Condo Description:**

**Utilities**

**Heating:** ForcedAir **Fuel:** Electric, Gas **Primary Water Src:** MunWtrConn  
**Cooling:** CentrlElec, CeilPadFan **Water Htr:** Gas **Primary Sewage Disp:** MunSwrConn  
**Utility Option:** CableConn, GasConn

**Financial/Association Information**

**Poss Fincg:** Conventnl, ICON, FHA, VA **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** \$450  
**Fee Includes:** InsCommon, MaintCommon, PrkPlygrnd, Pool, RemvISnow, Tennis

**Office Information**

**Disc:** **Disclosure Other:** SaleDiscMedia  
**Insp/Warr:** Not Applicable  
**Poss:** Negotiable  
**Listing Firm:** F.C. Tucker Company

Listing #: 2111888

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