



Residential/Condo

Media: 12

BLC#: 21025857 **RES** **Status:** Active **Area:** 4904 **LP:** \$299,850
8308 Halyard WA **Lt:** 39.9077 **Ln:** -85.9737 **Map:**
Town: Indianapolis **Twp:** Lawrence **Zip:** 46236 **School:** Lawrence Township
Legal: Feather Cove **Section:** 3 **Lot:** 67 **Semi-Tax:** \$1,492
Tax ID: MAR4023030 **County:** Marion **Yr Built:** 1984 **Tax Year Due:** 2010
Subdiv: Feather Cove **Tax Exempt:** HmTxEx **Est DC:**
Builder/Project/Contractor: **Const.Stage:** **Solid Waste N**

Approx. Room Sizes/Descriptions

				L F W				L F W				
Living:								Master:	20x16	M	C	N
Family Rm:								2nd:	15x11	M	C	Y
Great Rm:	23x21	M	C	Y				3rd:	13x11	M	C	Y
Dining:	14x13	M	T	Y				4th:				
Kitchen:	16x14	M	T	Y				Opt Rm 1:	LNDRY	M	T	N
Brkfst Rm:								Opt Rm 2:	BONUS	B	C	N
Opt Rm 3:	WRKSH	B	V	N				Opt Rm 4:				

Bd: 3
Rooms: 9
Floor#:
Unit Entry Level:
Levels: 1 Level
Baths: 3
Parking:
Bas: Y/Finished
Foundation: BsmtPrCnc

SqFt		FB	HB
Upper:	0	Upper Bth:	0 0
Main:	2,381	Main Bth:	2 1
Approx M/U Total:	2,381	Bsmt Bth:	0 0
Basement:	1,070	Total:	2 1
Approx M/U & BSMNT:	3,451		
% Finished Basement:	50-75%		
Source:	Assessor		

Fireplace: 1/GreatRoom, WoodBurn, Other
Garage: Y/2CATC/GROPN,STORG

Directions

FROM FALL CREEK, TAKE 79TH ST EAST. LEFT ONTO COURAGEOUS DRIVE (INTO FEATHER COVE SUBDIVISION). TAKE COURAGEOUS TO END(ABOUT 1 MILE). LEFT ONTO HALYARD WAY(FOR ABOUT 1/4 MILE). HOME IS ON LEFT.

Property Description

This is an awesome custom ranch home in Feather Cove. It boasts an open flr plan w/plenty of natural light. The step-down great room's centerpiece is a customized fireplace surrounded by flr-to-ceiling windows w/fantastic views of the wooded backyard. The updated kitchen features a tray ceiling, granite counters, tile backsplash & SS appliances. The large master has a vaulted clg & private outdoor patio. Master BA features tiled flrs, custom tiled shower, WI closet & soaking tub. Lg deck/patio.

Description

Life Style: Detached	Arch Style: TradAmer, Ranch	Exterior: Stone, Wood
Master BR: FullShrStl, GardenTub, Patio, WalkinClos		Areas: BonusRoom, Foyer2Story, GreatRoom, Workshop
Appl: CookTopEle, Dishwasher, GrbgDispsl, KitExhaust, Microwave, O/RElec, Refrigeratr		Porch: PatioOpen
Equip: RadonSystem, SmokeAlarm, SumpPump, WtrSftnPd		Eating Area: FormalDR
		Interior Amen: AtcPIDnStr, CeilCath
Lot Info: TreeMature, Wooded		Exterior Amen: DrvAsphalt
Lot Size: .41	Acres: 1/4-1/2 Acre # of Acr: 0.41	Condo Description:

Utilities

Heating: ForcedAir	Fuel: Electric	Primary Water Src: MunWtrConn
Cooling: CentrIElec, CeilPadFan	Water Htr: Electric	Primary Sewage Disp: MunSwrConn
Utility Option: CableConn, GasAvail, HighSpdAvl		

Financial/Association Information

Poss Fincg: Conventnl, ICON, FHA, VA **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** \$425
Fee Includes: EntryComm, InsCommon, MaintCommon

Office Information

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

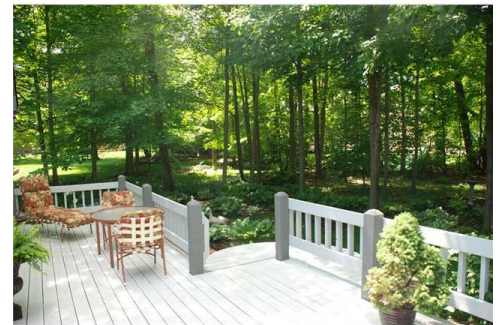
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Indianapolis

IN

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Requested by: Laura Musall

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