



Residential/Condo

Media: 19

BLC#: 21114492 **RES** **Status:** Active **Area:** 2912 **LP:** \$164,900
10408 Guardhill LN **Lt:** 39.9802 **Ln:** -85.9836 **Map:**
Town: Fishers **Twp:** Fall Creek **Zip:** 46038 **School:** Hamilton
Legal: Brendonshire **Section:** 1 **Lot:** 49 **County:** Hamilton
Tax ID: 291129201049000020 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** \$627
Subdiv: Brendonshire **Tax Exempt:** HmTxEx, MortTaxEx **Tax Year Due:** 2010
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 2001 **Est.Comp Date:**

Approx. Room Sizes/Descriptions

Living:		Master:	20x15	U	C	Y
Family Rm:		2nd:	14x12	U	C	Y
Great Rm:	19x15	3rd:	12x12	U	C	Y
Dining:	12x10	4th:	12x10	U	C	Y
Kitchen:	11x10	DenLibrary:	12x10	M	C	Y
Brkfst Rm:	10x10	Loft:	17x13	U	C	Y
LaundryRm:	11x06					

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

	SqFt		FB	HB
Upper:	1,472	Upper Bth:	2	0
Main:	1,112	Main Bth:	0	1
Approx M/U Total:		2,584	Bsmt Bth:	0
Basement:	0		Total:	2
Approx M/U & NOBSM:		2,584		
% Finished Basement:				
Source: Assessor				

Directions

BRENDONSHIRE IS ON NORTH SIDE OF 131ST STREET BETWEEN CUMBERLAND AND PROMISE ROAD. AFTER ENTERING NEIGHBORHOOD, TURN LEFT ONTO GUARDHILL, HOME IS ON THE RIGHT.

Property Description

Lots of space and amenities in this one-owner home. Four bedrooms (all with walk-in closets), plus a large loft and main level den/office. Huge master with vaulted ceiling, garden tub, separate shower and double sinks. Eat-in kitchen, plus dining room. Kitchen appliances included. Laundry has custom built-in shelves. Fully fenced backyard, paver patio, nice-sized backyard, extended driveway (great for basketball games).

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

For more information or to submit an offer, contact Laura Musall at 317.702.0058 or Laura@talktotucker.com

Description

Life Style: Detached **Arch Style:** TradAmer **Exterior:** Vinyl
Master BR: DbISinks, FullShrStl, GardenTub, Suite, WalkinClos **Areas:** DbISinksMn, LaundryRm, LoftArea, Office
Appl: Dishwasher, GrbgDispsl, O/RElec, RangeHdFan, Refrigratr **Porch:** PatioOpen
Equip: SmokeAlarm, WtrSftnPd **Eating Area:** BrkfstRoom, EatInKitch, FormalDR, Pantry
Interior Amen: CeilCath, WalkInClos, WinTherml, WinVinyl

Lot Info: Sidewalks, StrtLights, TreesSmall **Exterior Amen:** DrvConcret, FenceFullR, Playset

Lot Size: 87 x 108 **Acres:** <1/4 Acre **# of Ac:** 0.23 **Condo Description:**

Utilities

Heating: HeatPump **Fuel:** Electric **Primary Water Src:** MunWtrConn
Cooling: CentrElec **Water Htr:** Electric **Primary Sewage Disp:** MunSwrConn
Utility Option: CableConn

Financial/Association Information

Poss Fincg: Conventnl, ICON, FHA, VA **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** \$175
Fee Includes: EntryComm, RemvISnow

Office Information

TUCK17 : F.C. Tucker Company **OP:** 317-570-3800 **OF:** 317-570-3810 **Fdbk Email:** laura@talktotucker.com
LAgnt: 23800 : Kelly Dather **Pref:** 317-702-0058 **PF:** 317-524-0691 **Show:** 317-955-5555 **Fdbk:** 317-702-0058
Team Name: Kelly Dather Real Estate Group **Hm:** 317-578-2247 **Ofc Ext:** 0 **Cell:** 317-496-9308 **VM:** 317-363-2266
CoAgt/Asst: 27528 Laura Musall **Pref:** 317-702-0058 **Type:** Exclusive Right to Sell **Dir:** **Toll:**
Con1: **Poss:** Negotiable **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 04/01/2011 **BAC:** %3.5
Disc: **Disc Other:** MEDIA **XD:** 10/01/2011 **Entry Date:** 04/01/2011
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 04/01/2011

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