

**Residential/Condo**

**Media:** 11

**L#: 2856054**      **RES**      **Status:** Active      **Area:** 2912      **LP:** \$329,000 \*

**10712 Woodmont LN**      **Lt:** 39.9309      **Ln:** -85.9781      **Map:** N-0 E-0

**Town:** Fishers      **Twp:** Fall Creek      **Zip:** 46037      **School:** Hamilton

**Legal:** Windermere      **Section:** 1      **Lot:** 33      **County:** Hamilton

**Tax ID:** HAM191508002107000      **Multi-Tax ID:**      **Solid Waste:** N      **Semi-Tax:** \$2,065

**Subdiv:** Windermere      **Tax Exempt:** HmTxEx, MortTaxEx      **Tax Year Paid:** 2008

**Builder/Project/Contractor:**      **Const.Stage:**      **Yr Built:** 1998      **Est.Comp Date:**

**Approx. Room Sizes/Descriptions**

	L	F	W		L	F	W		
<b>Living:</b>	15x11	M	C	N	<b>Master:</b>	21x15	U	C	N
<b>Family Rm:</b>	19x13	M	H	N	<b>2nd:</b>	12x12	U	C	N
<b>Great Rm:</b>					<b>3rd:</b>	12x11	U	C	N
<b>Dining:</b>	12x10	M	C	N	<b>4th:</b>	13x11	U	C	N
<b>Kitchen:</b>	22x11	M	H	N	<b>Office:</b>	13x9	M	H	Y
<b>Brkfst Rm:</b>									

**Bd:** 4  
**Rooms:** 14  
**Floor#:**  
**Unit Entry Level:**  
**Levels:** 2 Levels  
**Baths:** 3  
**Parking:**

**Bas:** Y/DayliteWin  
**Foundation:** BsmtPrCnc  
**Loc:**

	SqFt	FB	HB
<b>Upper:</b>	1,408	<b>Upper Bth:</b>	2 0
<b>Main:</b>	1,307	<b>Main Bth:</b>	0 1
<b>Approx M/U Total:</b>	2,715	<b>Bsmt Bth:</b>	0 0
<b>Basement:</b>	1,013	<b>Total:</b>	2 1
<b>Approx M/U &amp; DAYLT:</b>	3,728		
<b>% Finished Basement:</b>	0-25%		
<b>Source:</b> Assessor			

**Fireplace:** 1/FamilyRm, GasLog

**Garage:** Y/2CarAttach

**Directions**

FROM 96TH ST AND I69: GO EAST ON 96TH AND TURN NORTH ON MOLLENKOPF RD, RIGHT ON WINDERMERE BLVD, RIGHT ON CROSSING DR, LEFT ON WOODMONT. HOME ON THE LEFT.

**Property Description**

Lovely 4BD home in popular Windermere. Hardwood floors on main level, new carpet throughout, ceramic tile in two-story foyer. Office with built-in bookcases. Large master w/garden tub, separate shower, large walk-in closet, cathedral ceilings and lots of upgrades. Full basement is ready to be finished. Golf course neighborhood w/community pool, great neighbors and in Hamilton Southeastern School district.

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

CONTACT CO-AGENT WITH OFFERS AND QUESTIONS. ROOF REPLACED IN '07, EXTERIOR PAINTED IN '07, NEW CARPET THROUGHOUT. ORIGINAL OWNERS.

**Description**

**Life Style:** Detached      **Arch Style:** TradAmer      **Exterior:** WoodBrick

**Master BR:** DbISinks, FullShrStl, GardenTub, WalkinClos      **Areas:** DbISinksMn, Foyer2Story, LndryRmMn, Office

**Appl:** Dishwasher, GrbgDispsl, MicroHood, O/RElec      **Porch:** PatioOpen

**Equip:** SmokeAlarm, SumpPump, WtrSftnPd      **Eating Area:** CntrlIsland, EatInKitch, FormalDR

**Lot Info:** Sidewalks, StrtLights, TreesSmall      **Interior Amen:** B/InBkShlv, CeilCath, CeilTray, HrdwdFloor, WalkInClos

**Lot Size:** 87 x 156      **Acres:** 1/4-1/2 Acre # of Acr: 0.33      **Exterior Amen:** DrvConcret

**Condo Description:**

**Utilities**

**Heating:** ForcedAir      **Fuel:** Gas      **Primary Water Src:** MunWtrConn

**Cooling:** CentrIElec, CeilPadFan      **Water Htr:** Gas      **Primary Sewage Disp:** MunSwrConn

**Utility Option:** CableConn, GasConn, HighSpdAvl

**Financial/Association Information**

**Poss Fincg:** Conventnl, ICON      **Ownshp Int:** PUD, MandFee      **Fee Pd:** Annually      **Fee Amt:** \$442

**Fee Includes:** EntryComm, MainCommon, RemvISnow

**Office Information**

**TUCK17 :** F. C. Tucker Company      **OP:** 317-570-3800      **OF:** 317-570-3810      **Fdbk Email:** [laura@talktotucker.com](mailto:laura@talktotucker.com)

**LAgnt:** 23800 : Kelly Dather      **Pref:** 317-702-0058      **PF:**      **Show:** 317-955-5555      **Fdbk:** 317-702-0058

**Team Name:** Kelly Dather Real Estate Group      **Hm:**      **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:** 09/29/2008      **BAC:** 3.41

**Disc:** Covenants & Restrictions, Defects/NN, SaleDiscOF      **XD:** 03/28/2009      **Entry Date:** 09/29/2008

**Insp/Warr:** Not Applicable      **Direct Soliciting:** N      **WD:**      **Chg Date:** 11/10/2008

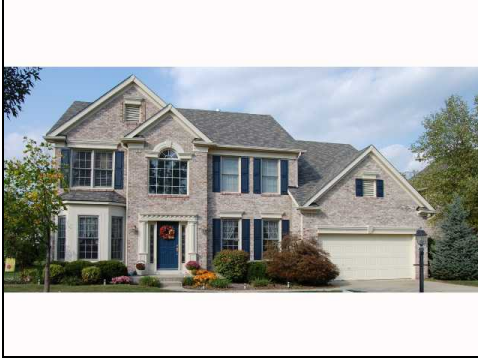
Listing #: 2856054

10712 Woodmont LN

Fishers

IN

46037



No Photo Available

Requested by: Laura Musall

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