



Residential/Condo

Media: 12

L#: 2849219 **RES** **Status:** Active **Area:** 2911 **LP:** \$229,000 *

8740 Randall DR **Lt:** 39.9720 **Ln:** -86.0148 **Map:** N-126 E-87

Town: Fishers **Twp:** Delaware **Zip:** 46038 **School:** Hamilton

Legal: Lantern Ridge Block 1 Lot **Section:** **Lot:** 43 **County:** Hamilton

Tax ID: HAM1510250005043000 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** \$1,537

Subdiv: Lantern Ridge **Tax Exempt:** HmTxEx, MortTaxEx **Tax Year Paid:** 2007

Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1997 **Est.Comp Date:**

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	17x15	M	C	Y	Master:	16x13	U	C	Y
Family Rm:	18x15	M	C	Y	2nd:	12x12	U	C	Y
Great Rm:					3rd:	12x10	U	C	Y
Dining:	14x10	M	C	Y	4th:	11x9	U	C	Y
Kitchen:	21x14	M	L	Y	Loft:	13x11	U	C	Y
Brkfst Rm:					SunRoom:	12x10	M	O	N
LaundryRm:	6x5	M	L	Y	BonusRoom:	11x11	B	C	N

Bd: 4
Rooms: 10
Floor#:
Unit Entry Level:
Levels: 2 Levels
Baths: 3
Parking:
Bas: Y/DayliteWin, Finished, PlumbRou
Foundation: BsmtPrCnc
Loc:

	SqFt	FB	HB
Upper:	1,145	2	0
Main:	1,260	0	1
Approx M/U Total:	2,405	0	0
Basement:	978	2	1
Approx M/U & DAYLT:	3,383		
% Finished Basement:	75+%		
Source: Assessor			

Directions

IN 37 TO 126TH. GO WEST ON 126TH TO LANTERN RIDGE, JUST WEST OF LANTERN ROAD. TURN RIGHT ON RANDALL.

Property Description

Unbelievable price on a 4BD home w/full, finished basement in immaculate condition. Large kitchen w/island sunroom, loft, bonus room in bsmt, dual staircase and lots of updates, including new roof, exterior paint, ceramic tile, fixtures and faucets with big, fenced-in yard all in a great neighborhood and HSE schools. Owners are relocating and need to sell this one fast.

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

OWENS CORNING FINISHED BASEMENT (VALUED ABOUT \$30,000), NEW CERAMIC TILE IN SECOND-LEVEL BATH, FLAT-TOP STOVE ADDED IN NOV '07, NEW ROOF, NEW CEILING FANS AND NEW FRONT DOOR. BUYERS TO RECEIVE FLOORING BUDGET OR CHOICE OF FLOORING. **REFRIGERATOR, WATER SOFTENER AND WASHER/DRYER NOT INCLUDED. *CONTACT CO-AGENT WITH OFFERS AND QUESTIONS.SUNROOM FLOORING TO BE INSTALLED WHEN TEMPSARE ABOVE 40 DEGREES OR BUYERS CAN SELECT THEIR OWN FLOORING WITH AN OFFER BEFORE JAN 15

Description

Life Style: Detached **Arch Style:** TradAmer, TwoStory **Exterior:** Brick, Wood

Master BR: DbISinks, FTub w/Shr, WalkinClos **Areas:** DbISinksMn, Foyer2Story, LoftArea, Office, SunRoom

Appl: GrbgDispsl, MicroHood, O/RElec **Porch:** PorchCovrd

Equip: SmokeAlarm, SumpPump, SurrndSnd **Eating Area:** CntrlIsland, DinComb/LR, EatInKitch, FormalDR

Lot Info: Sidewalks **Exterior Amen:** DrvConcret, FenceFullR, OutFpl/Pit

Lot Size: 147 X 142 **Acres:** 1/4-1/2 Acre # of Acr: 0.38 **Condo Description:**

Utilities

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

Cooling: CentrElec **Water Htr:** Gas **Primary Sewage Disp:** MunSwrConn

Utility Option: CableConn, GasConn, HighSpdAvl

Financial/Association Information

Poss Fincg: Conventnl, ICON, FHA, VA **Ownshp Int:** PUD **Fee Pd:** Annually **Fee Amt:** \$330

Fee Includes: EntryComm, InsCommon

Office Information

TUCK17 : F. C. Tucker Company **OP:** 317-570-3800 **OF:** 317-570-3810 **Fdbk Email:** k.dather@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:** 08/22/2008 **BAC:** 3.5

Disc: **Disc Other:** COVEN,DEFNN **XD:** 02/21/2009 **Entry Date:** 08/22/2008

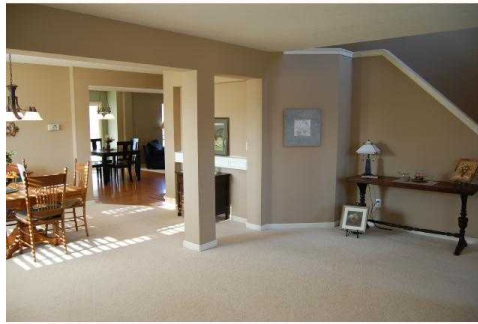
Insp/Warr: Warranty Homebuyers **Direct Soliciting:** N **WD:** **Chg Date:** 12/29/2008

Listing #: 2849219

8740 Randall DR

Fishers

IN 46038



Requested by: Laura Musall

Information Deemed Reliable But Not Guaranteed. (c) MIBOR 2003-2007