

Residential/Condo Media: 24 <http://www.btgough.com/home27/>
BLC#: 21119151 **RES Status:** Active **Area:** 604 **LP:** \$334,900 *
271 Larkspur CT **Lt:** 40.0043 **Ln:** -86.2633 **Map:** North 147 West 35
Town: Zionsville **Twp:** Union **Zip:** 46077 **County:** Boone
Legal: COUNTRYWOOD SEC 2 LOT 2 **Sec:** 2 **Lot:** 25 **School:** Zionsville Community
Tax ID: 06081400001048016 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** \$1,603
Subdiv: COUNTRYWOOD SEC **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2010
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1977 **Est.Comp.Date:**
 Bob Sweet

Loc:
Rooms: 10 **Bd:** 3
Floor#:
Unit Entry Level:
Levels: 2 Levels
Baths: 3
Parking:
Bas: Y
Foundation: BsmtPrCnc

SqFt	FB	HB
Upper: 1,757	Upper Bth:	2 0
Main: 1,391	Main Bth:	0 1
Approx M/U Total: 3,148	Bsmt Bth:	0 0
Basement: 1,391	Total:	2 1
Approx M/U & BSMNT: 4,539		
% Finished Basement: 25-50%		
Source: Appraisal	DOM:	220
	CDOM:	220

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	17x15	M	C	N	Master:	16x15	U	C	N
Family Rm:					2nd:	15x13	U	C	N
Great Rm:	17x15	M	C	N	3rd:	27x22	U	C	N
Dining:	15x12	M	H	N	4th:				
Kitchen:	16x15	M	T	N	SunRoom:	16x14	M	T	N
Brkfst Rm:					Rec/PlayRm:	19x18	B	C	N
DenLibrary:	11x11	U	C	N					

Directions

421 (Michigan Road) north past 146th to Countrywood on the right. Follow Indian Pipe Lane until it T's, then turn left on Larkspur to home at the end of the cul-de-sac.

Property Description

A veritable nature preserve, this custom built home is situated at the end of a private cul-de-sac on 1.64 acres. Enjoy the peace and serenity of the wooded lot. This incredible contemporary home was built by George Sweet. Wonderful open floor plan, soaring ceilings and lots of windows to enjoy the outdoor views. Pride of ownership shows! Huge brick fireplace in the great room, 2nd fireplace in 3rd bedroom, sub zero refrigerator, shake roof, cedar closet & workshop in partially finished bsmt.

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

Description

Life Style: Detached **Arch Style:** Contemp **Exterior:** Wood
Master BR: DbISinks, Suite, WhirlpTub, WalkinClos **Areas:** BonusRoom, DenLibrary, LoftArea, SunRoom
Appl: TrashComp, Dishwasher, Dryer, GrbgDispsl, JennType, Refrigratr, O/RElec, Washer **Porch:** DeckMain, DeckUp
Equip: GasGrill, SecAlrmPd, SmokeAlarm, WtrSftnPd, WtrPurfSys **Eating Area:** KitchCntry, EatInKitch
Interior Amen: AtcPIDnStr, B/InBkShlv, HrdwdFloor, CeilVaultd, WinTherml
Lot Info: Cul-De-Sac, TreeMature, TreesSmall, Wooded **Exterior Amen:** DrvConcret, StoragShed
Lot Size: 1.64 **Acres:** 1-3 Acres **# of Acr:** 1.64 **Condo Description:**

Utilities

Heating: ForcedAir **Fuel:** Electric, Gas **Primary Water Src:** PrivWell
Cooling: CentrElec **Water Htr:** Gas **Primary Sewage Disp:** Septic
Utility Option: CableConn, GasConn

Financial/Association Information

Poss Fincg: Conventnl, ICON **Ownshp Int:** VolFee **Fee Pd:** Annually **Fee Amt:** \$50
Fee Includes: InsCommon, MaintCommon

Office Information

CBKA01: Coldwell Banker - Kaiser **OP:** 317-844-1131 **OF:** 317-843-8450 **Fdbk Email:** brad@btgough.com
LAgT: 20412 : Bradley Gough **Pref:** 317-590-3571 **PF:** 317-333-7041 **Show:** 317-955-5555 **Fdbk:** 317-590-3571
Team Name: **Hm:** 317-590-3571 **Ofc Ext:** 0 **Cell:** 317-590-3571 **VM:**
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** **Toll:**
Con1: **Poss:** Negotiable **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 04/27/2011 **BAC:** %3.0
Disc: **Disc Other:** DEFNN,ONFIL **XD:** 04/27/2012 **Entry Date:** 04/27/2011
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 12/03/2011

Residential
271 Larkspur CT

BLC#: 21119151

Town: Zionsville

County: Boone

Yr Built: 1977

Architectural Style: Contemp

Beds: 3 **Baths:** 2/1

Loc:

Levels: 2 Levels

#Parking:

Lot Size: 1.64

Fee Amt: \$50 - Annually

Fee Includes: InsCommon, MaintCommon

Status: Active

LP: \$334,900 *

Twp: Union

Zip: 46077

School: Zionsville Community

Semi-Tax: \$1,603 **Tax Year Due:** 2010

Lifestyle: Detached

#Rms: 10 **Apx M/U & Basement:** 4,539

Ownership Int: VolFee

Gar: Y/ 2CarAttach **FP:** 2/ GasLog

Basement: Y

Acres: 1-3 Acres

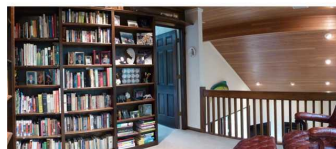
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