



Residential/Condo Media: 24 <http://www.btgough.com/home35/>
BLC#: 21142762 **RES Status:** Active **Area:** 2910 **LP:** \$299,900 *
4859 PENDULA DR **Lt:** 39.9526 **Ln:** -86.0861 **Map:**
Town: Carmel **Twp:** Clay **Zip:** 46033 **County:** Hamilton
Legal: SYCAMORE FARM Acreage .47 **Sec:** 4 **Lot:** 10 **School:** Carmel Clay Schools
Tax ID: 291404106010000018 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** \$1,443
Subdiv: SYCAMORE FARM Acre **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2011
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1999 **Est.Comp.Date:**

Loc:

SqFt		FB HB
Upper:	1,914	Upper Bth: 2 0
Main:	1,607	Main Bth: 0 1
Approx M/U Total:	3,521	Bsmt Bth: 1 0
Basement:	1,092	Total: 3 1
Approx M/U & BSMNT:	4,613	
% Finished Basement:	75+%	DOM: 120
Source: Assessor		CDOM: 120

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	12x10	M	C	Y	Master:	20x18	U	C	Y
Family Rm:	20x15	M	C	Y	2nd:	14x12	U	C	Y
Great Rm:					3rd:	14x12	U	C	Y
Dining:	14x12	M	C	Y	4th:	14x12	U	C	Y
Kitchen:	15x12	M	H	Y	HomeTheatr:	20x12	B	C	Y
Brkfst Rm:	13x11	M	H	Y	BonusRoom:	20x12	U	C	Y
DenLibrary:	12x12	M	C	Y	LaundryRm:	10x08	M	V	N

Rooms: 13 **Bd:** 4
Floor#:
Unit Entry Level:
Levels: 2 Levels
Baths: 4
Parking:
Bas: Y/Finished
Foundation: BsmtPrCnc

FrpIc: 2/FamilyRm, Basement, GasLog

Gar: Y/3CATC/FINGR,SIDEL,STORG

Directions

From 96th and Gray Road, go North to Sycamore Farm entrance (which is Greenspire). Follow to the right to Pendula Dr.

Property Description

Beautiful 4 bdrm 3.5 bath home has been meticulously maintained & is in pristine condition. With over 4,600 SF of living space, this home boasts a home theatre room, craft room, bar, 2nd fireplace & full bath in the lower level as well as a huge bonus room with built in cabinets on the 2nd level. The Mstr Bdrm suite is huge & features a large walk-in closet & recently tiled master bath floor. The kitchen features tile backsplash, hdwd floors & new SS appl. Large lot w/ private tree lined bckyd.

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

Previous offer fell through due to buyers financing. Washer/Dryer NOT included. Blinds and pleated shades included, curtain/drapes NOT included.

Description

Life Style: Detached **Arch Style:** TradAmer **Exterior:** VinylBrick
Master BR: DblSinks, FTubSepShr, Suite, WalkinClos **Areas:** BonusRoom, DblSinksMn, HomeTheatr, Office, Rec/PlayRm
Appl: CookTopEle, OvenDouble, Refrigratr, Dishwasher, Microwave **Porch:** DeckMain, PorchCovrd
Equip: SecAlrmPd, WtrSftnPd **Eating Area:** BrkfstRoom, FormalDR, KitUpdated, PntryWkln
Interior Amen: CeilVaultd, ScrnsCompt, WalkInClos

Lot Info: Sidewalks, StrtLights, TreeMature **Exterior Amen:** DrvConcret, SprnklrSys

Lot Size: 0.47 **Acres:** 1/4-1/2 Acre **# of Acr:** 0.47 **Condo Description:**

Utilities

Heating: ForcedAir **Fuel:** Gas **Primary Water Src:** MunWtrConn
Cooling: CentrElec **Water Htr:** Gas **Primary Sewage Disp:** MunSwrConn
Utility Option: CableConn, GasConn

Financial/Association Information

Poss Fincg: Conventnl, FHA, ICON, VA **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** \$750
Fee Includes: AssocHmOwn, EntryComm, NatureArea, Pool, RemvlSnow, RemvlTrash

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:** AtClosing, Negotiable **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 09/21/2011 **BAC:** %3.0
Disc: **Disc Other:** COVEN,ONFIL **XD:** 03/22/2012 **Entry Date:** 09/21/2011
Insp/Warr: Warranty Homebuyers **Direct Soliciting:** N **WD:** **Chg Date:** 03/08/2012