



Residential/Condo Media: 15 <http://www.btgough.com/home40/>
BLC#: 21160332 **RES Status:** Active **Area:** 4905 **LP:** \$102,500 *
11837 CARDIS CT **Lt:** 39.7997 **Ln:** -85.9543 **Map:** North 24 East 118
Town: INDIANAPOLIS **Twp:** Warren **Zip:** 46229 **County:** Marion
Legal: VALLEY CREEK **Sec:** **Lot:** 13 **School:** Warren Township
Tax ID: 490827125006000700 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** \$505
Subdiv: VALLEY CREEK **Tax Exempt:** HmTxEx, MortTaxEx **Tax Yr Due:** 2012
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1993 **Est.Comp.Date:**

Loc:

SqFt		FB HB
Upper:	0	Upper Bth: 0 0
Main:	1,686	Main Bth: 2 0
Approx M/U Total:	1,686	Bsmt Bth: 0 0
Basement:	0	Total: 2 0
Approx M/U & NOBSM:	1,686	
% Finished Basement:		DOM: 93
Source: Assessor		CDOM: 93

Approx. Room Sizes/Descriptions

L F W			L F W		
Living:			Master:	16X12	M H Y
Family Rm:			2nd:	15X12	M L Y
Great Rm:	21X15	M H N	3rd:	12X10	M C Y
Dining:	12X10	M H N	4th:	12X11	M H Y
Kitchen:	13X11	M H Y			
Brkfst Rm:					

Rooms: 7 **Bd:** 4

Floor#:

Unit Entry Level:

Levels: 1 Level

Baths: 2

Bas: N

Foundation: Crawl

Frplc: 1/GasLog, GreatRoom

Gar: Y/2CATC/GROPN,STORG

Directions

POST RD TO 21ST EAST TO CUMBERLAND, NORTH TO SUBDIVISION ON RIGHT - FOLLOW RIGHT TO CARDIS CT.

Property Description

Well maintained brick/vinyl ranch on a cul-de-sac is move in ready. Hard to find tree lined and private back yard. Real Hardwood Floors, in Great Room, Kitchen, Dining Room, Foyer, Master Bedroom and Bedroom 4. Home features a huge Great Room with Cathedral Ceiling and Gas Fireplace. Fresh paint throughout as well as a new High Efficiency Furnace (2011) and AC unit (2009).

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

New High Efficiency Furnace (Fall 2011), New Train AC unit (2009), Alarm system. Note: Freezer, Microwave, Washer & Dryer, TV's, Dog Kennel in back yard, and trampoline are not

Description

Life Style: Detached	Arch Style: Ranch	Exterior: Brick, Vinyl
Master BR: FullTub, MainLevel		Areas: GREAT
Appl: Dishwasher, GrbgDispsl, RangeHdFan, O/RGas, Refrigratr		Porch: PatioOpen, PorchCovrd
Equip: MultPhnLin, SmokeAlarm, SumpPump, SecAlrmPd		Eating Area: BrkfstBar, DinComb/KT, EatInKitch, Pantry
		Interior Amen: AtticAcces, CeilCath, WinTherml

Lot Info: Cul-De-Sac, TreeMature, Sidewalks, TreesSmall **Exterior Amen:** DrvConcret

Lot Size: 90X138 **Acres:** 1/4-1/2 Acre **# of Acr:** 0.00 **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	Ownshp Int: None	Fee Pd: Annually	Fee Amt: \$250
Fee Includes: InsCommon			

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: 02/10/2012 BAC: %3.5
Disc:	Disc Other: ONFIL		XD: 08/10/2012 Entry Date: 02/10/2012
Insp/Warr: Not Applicable		Direct Soliciting: N	WD: Chg Date: 05/12/2012