

**12535 Slippery Rock Road, Indianapolis, IN 46236**

Prop Sub/Trans: **Single Fam/Sale**  
 School Dist: **Lawrence Township**  
 Subdivision: **BOULDERS AT GEIST**  
 Legal Desc: **Boulders At Geist**  
 Bldr/Prjct/Cont:

Media: **32**  
 Area: **4904 - Marion - Lawrence**  
 Virtual Tour:  
 Interactive VT:  
 New Const: **No**

Status: **Active**  
 BLC#: **21867896**  
 DOM/CDOM: **1/1**

List/MoRnt \$: **\$255,000**  
 Year Built: **1993**  
 Section/Lot: **6/142**

Est.Comp. Date:  
 Date Ava:



Tax ID: **490127102016000407**  
 Semi Tax: **\$923**

MultiTax ID:  
 Tax Year Due: **2021**

Solid Waste: **No**  
 Tax Exempt: **Homestead Tax Exemption, Mortgage Tax Exemption**

	Sqft
Upper:	0
Main:	1,382
Apprx M/U Ttl:	1,382
Basement:	0
Apprx M/U & Bsmnt:	1,382
% Fin Bsmnt:	
Source:	Assessor

	FB	HB	BD	RM
Upper:	0	0	0	0
Main:	2	0	3	7
M/U Ttl:	2	0	3	7
Bsmnt:	0	0	0	0
Total:	2	0	3	7

Beds: **3**  
 Baths: **2/0**  
 # Rooms: **7**  
 Floor #: **1 Level**  
 Levels: **1 Level**  
 Unit Entry Lvl:

Garage: **Yes, Attached**  
 Garage Spaces: **2**  
 Basement: **No**  
 Foundation: **Slab**

Fireplace: **1, GasLog, GreatRoom**

Recent: **07/07/2022 : NEW**

**Room Information**

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	15x14	Main	Vinyl Plank	No	Bedroom 2nd	12x11	Main	Vinyl Plank	No
Bedroom 3rd	11x09	Main	Other	No	Breakfast Room	11x11	Main	Tile-Ceramic	No
Kitchen	11x10	Main	Tile-Ceramic	Yes	LaundryRm	9x7	Main	Vinyl	No
Living Room	17x15	Main	Vinyl Plank	Yes					

**Directions**

From 75th and Carroll Rd, go south on Carroll to Shale Ln. West on Shale to Iron Rock, Left to Home. Or North on Carroll from Pendleton Pike, and then follow directions above.

**Property Description**

Your journey begins here at this spacious ranch in Lawrence Township! A bursting pollinator garden welcomes you in to this freshly painted 3 bedroom home boasting with natural light and with no carpeting! The living room with corner gas fireplace anchors the home and flows nicely into the sunny dining room with its beautiful bay window. This area is conveniently open to the kitchen where you'll find matching black appliances - oven and microwave are brand new! Owner's suite includes a walk-in closet and it's own bathroom with dual sinks! Washer and dryer included. Step outside to your expansive patio and relax under the new cedar pergola. Enjoy a bonfire in your fully fence backyard which includes a storage shed for all of your yard toys.

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

All offers due 2pm on 7/10 with response time of 8pm. Possession at close. Prelim title ordered through First American Title. Earnest money to be held at title company. Please send offers to offers@aabindy.com.

**Description**

Condo Type:	Property Attached YN: <b>Detached</b>	Condo Descrip:	Common Walls:
Lifestyle:	Exterior: <b>Brick, Vinyl</b>	Arch Style:	<b>Ranch</b>
Master Bedroom:	<b>ClosetWalkin, SinksDouble</b>	Porch:	<b>PatioOpen, PorchCovered</b>
Appliances:	<b>Dishwasher, Dryer, Garbage Disposal, Microwave, Oven/Range-Electric, Refrigerator, Washer</b>	Areas:	<b>Bed Other Main, Foyer Small BreakfastRoom</b>
Equipment:	<b>SmokeAlarm</b>	Eating Area:	<b>BreakfastRoom</b>
Lot Info:	<b>Sidewalks, StormSewer, TreeMature</b>	Kitchen Features:	<b>Pantry</b>
Lot Size:	<b>.30</b> Acres:	Interior Amen:	<b>AtticAcces, CathedralCeiling, CeilingVaulted, WalkInCloset, WoodWorkPainted</b>
Pet Deposit:	Refundable: <b>.25-.49 Acre</b>	Exterior Amen:	<b>DrivewayConcrete, FenceFullRear</b>
		# of Acres:	<b>0.30</b>
		Smoking:	

**Utilities/Environmental**

Heating:	<b>ForcedAir</b>	Fuel:	<b>Gas</b>
Cooling:	<b>Central Electric</b>	Primary Wtr Source:	<b>Municipal Water Connected</b>
Water Heater:	<b>Gas</b>	Primary Sewage Disp:	<b>Municipal Sewer Connected</b>
Utility Option:	<b>Cable Available, Gas Connected, High Speed Internet Available</b>	Green Certificate:	<b>No</b>

**Financial/Association Information**

Possible Financing:	<b>Conventional, InsuredConventional, FHA, VA</b>	Fee Paid:	Fee Amnt:
Ownership Int:	<b>NoAssoc</b>	HOA Disclsr:	<b>Covenants &amp; Restrictions</b>

**Showing Information**

Showing Service: **BrokerBay** Showings Phone: **317-218-0600**

**Contract/Office Information**

List Type: <b>Exclusive Right to Sell</b>	BAC: <b>2.75 %</b> Var: <b>No</b>	Insp/Warr: <b>Other</b>	Listed: <b>07/07/2022</b>
Circumstances of Sale:	Disc: <b>Not Applicable</b>	Disc Oth: <b>Seller's Disclosure On File</b>	Entered: <b>07/07/2022</b>
Show: <b>Yes</b> FHA Cert:	Show Dt: <b>07/07/2022</b>	Poss: <b>Negotiable</b> Dir Solicit: <b>No</b>	TOM Dt:
LOfc: <b>AABR01: Above &amp; Beyond Realty</b>	OP: <b>(317) 945-3851</b> X:	OF: <b>(317) 945-3851</b>	WD:
LAGt: <b>34770: Dawn Fisher</b>	Pref:	Cell: <b>(317) 945-3851</b>	XD: <b>01/09/2023</b>
Team:	Fdbk: <b>dawnf@aabindy.com</b>		Change: <b>07/07/2022</b>
CoAgt: <b>36195 : Molly Babczak</b>	Pref: <b>317-750-8671</b>	Est Cls:	PD:
SAgt:	Pref:	Seller Pd Pts:	

Requested By: **Molly Babczak. Information Deemed Reliable, but not Guaranteed @ MIBOR Thursday, July 07, 2022 04:01 PM**