



Residential/Condo

BLC#: 21019857 **RES** **Status:** Active **Area:** 2910 **LP:** \$424,900
13625 Akers DR **Lt:** 39.9851 **Ln:** -86.2223 **Map:**
Town: Westfield **Twp:** #Clay **Zip:** #46074 **School:** Carmel Clay
Legal: Longridge Estates **Section:** 1 **Lot:** 9 **County:** #HAMILTON
Tax ID: HAM1709190001009000 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** # \$1,866
Subdiv: Longridge Estates **Tax Exempt:** MortTaxEx, HmTxEx **Tax Yr Due:** #2009
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** #2006 **Est.Comp.Date:**

Pulte
Loc:

SqFt		FB	HB
Upper:	1,424	Upper Bth:	3 0
Main:	#1,499	Main Bth:	0 2
Approx M/U Total:	2,923	Bsmt Bth:	1 0
Basement:	#1,499	Total:	4 2
Approx M/U & DAYLT:	4,422		
% Finished Basement:	75+%		
Source: Assessor			

Approx. Room Sizes/Descriptions

Living: 13x11 M C Y **Master:** 24x16 U C Y
Family Rm: 48x17 B C N **2nd:** 14x11 U C Y
Great Rm: 21x17 M H Y **3rd:** 12x11 U C Y
Dining: 13x11 M H Y **4th:** 13x12 U C Y
Kitchen: 20x12 M H Y **LaundryRm:** 8x6 U T N
Brkfst Rm: **BonusRoom:** 28x13 B C N
DenLibrary: 14x13 M C Y

Rooms: 12 **Bd:** 4
Floor#:
Unit Entry Level:
Levels: 2 Levels
Baths: 6
Parking:
Bas: Y/Finished
Foundation: BsmtPrCnc

Frpcl: 1/GasLog, GreatRoom
Gar: Y/3CATC/GROPN,FINGR,SIDEL

Directions

From north Michigan Road, go east on 116th Street to Shelborne Rd. Follow Shelborne north past 131st Street to Long Ridge Estates on left. Ackers Drive is first street on left.

Property Description

This exceptional home has every feature you want... an impressive 2-story entry; formal living & dining rms; a den/library; huge great rm w/gorgeous hwdw flooring & gas fireplace; gourmet kitchen w/granite tops, s/s appliances, & high-end cabinetry; raised ceilings & custom lighting throughout; huge upper-level master suite & bath w/ jet-tub, tile shower, & walk-in closet; fully finished lower level w/media & exercise areas; premium lot w/irrigation & ext lighting; custom wood deck, & more!

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

Home currently being staged & available for showing after 4/17

Description

Life Style: Detached **Arch Style:** TwoStory **Exterior:** Brick, WoodBrick
Master BR: DbISinks, FullShrStl, WalkinClos, WhirlpTub **Areas:** DenLibrary, FormallvRm, FoyerLarge, GreatRoom, LaundryRm
Appl: Dishwasher, GrbgDispsl, MicroHood, O/RElec, OvenCnvctn, Refrigratr **Porch:**
Equip: SecAlrmPd, SmokeAlarm, SmpPmp w/Bac, TheaterEq, MultPhnLin **Eating Area:** CntrIsland, FormalDR, BrkfstRoom, PntryWkIn
Interior Amen: CeilRaised, HrdwdFloor, AtticAcces, WalkInClos, WdWkPaintd, WinTherml
Lot Info: Sidewalks, StormSewer, TreesSmall **Exterior Amen:** DrvConcret, PoolCommu
Lot Size: 86x152x66x99x150 **Acres:** 1/4-1/2 Acre # of Acr: #0.44 **Condo Description:**

Utilities

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

Financial/Association Information

Poss Fincg: Conventnl, ICON **Ownshp Int:** MandFee **Fee Pd:** Annually **Fee Amt:** \$900
Fee Includes: MaintCommon, Pool, PrkPlygrnd, RemvITrash, Tennis

Office Information

IHMG01 : Indy Home Marketing Group, LLC **OP:** 317-594-4200 **OF:** 866-561-0156 **Fdbk Email:** edwingaston@indyhmg.com
LAgnt: 18018 : Edwin Gaston **Pref:** 317-594-4200 **PF:** 866-561-0156 **Show:** 317-594-4200 **Fdbk:** 317-594-4200
Team Name: Edwin Gaston **Hm:** 317-594-4200 **Ofc Ext:** 0 **Cell:** 317-594-4200 **VM:**
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** 317-594-4200 **Toll:** 000-000-0000
Con1: **Poss:** AtClosing **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 04/12/2010 **BAC:** %3.00
Disc: **Disc Other:** COVEN,ONFIL **XD:** 10/12/2010 **Entry Date:** 04/13/2010
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 04/13/2010