



**Residential/Condo**

**L#:** 2763673      **RES**  
**5740 Meander Bend**  
**Town:** Pittsboro  
**Legal:** Rivers Edge  
**Tax ID:** HEN0123371E310007  
**Subdiv:** Rivers Edge  
**Builder/Project/Contractor:**

**Media:** 3

**Status:** Active  
**Lt:** 39.8708  
**Twp:** Lincoln  
**Section:**  
**Multi-Tax ID:**  
**Tax Exempt:** HmTxEx, MortTaxEx  
**Const.Stage:**

**Area:** 3203  
**Ln:** -86.4262  
**Zip:** 46167  
**Lot:** Lot 7  
**Solid Waste:** N  
**Yr Built:** 1995

**LP:** ↓ \$399,900  
**Map:** N-750 E-550  
**School:** Brownsburg  
**County:** Hendricks  
**Semi-Tax:** \$3,601  
**Tax Year:** 2006  
**Est.Comp.Date:**

**Approx. Room Sizes/Descriptions**

	L	F	W		L	F	W		
<b>Living:</b>	16X16	M	C	Y	<b>Master:</b>	16X15	U	C	Y
<b>Family Rm:</b>	17X15	M	H	Y	<b>2nd:</b>	15X11	U	C	Y
<b>Great Rm:</b>					<b>3rd:</b>	12x11	U	C	Y
<b>Dining:</b>	15X12	M	C	Y	<b>4th:</b>	13X13	U	C	Y
<b>Kitchen:</b>	13X12	M	V	Y	<b>BonusRoom:</b>	9X8	U	C	N
<b>Brkfst Rm:</b>	11X8	M	V	Y	<b>LaundryRm:</b>	13X6	U	V	N
<b>DenLibrary:</b>	14X11	M	L	Y					

**Bd:** 4  
**Rooms:** 10  
**Floor#:**  
**Unit Entry Level:**  
**Levels:** 2 Levels  
**Baths:** 3  
**Parking:**

**Bas:** Y/Unfinished  
**Foundation:** BsmtPrCnc  
**Loc:**

	SqFt	FB	HB
<b>Upper:</b>	1,575	<b>Upper Bth:</b>	2 0
<b>Main:</b>	1,683	<b>Main Bth:</b>	0 1
<b>Approx M/U Total:</b>	3,258	<b>Bsmt Bth:</b>	0 0
<b>Basement:</b>	1,683	<b>Total:</b>	2 1
<b>Approx M/U &amp; BSMNT:</b>	4,941		
<b>% Finished Basement:</b>	0-25%		
<b>Source:</b>	Assessor		

**Directions**

From the intersection of SR-136 & SR-267, go west on 136 & turn right (north) on 550 East. Follow 550E north past West Chase Golf Course & Hollaway Subdivision to Rivers Edge Estates & Meander

**Property Description**

If you're looking for a home with acreage & privacy, this is it. This newer 2-story brick features a spacious family rm. w/gas-log fireplace; large kitchen w/all appliances included; nice breakfast area w/deck access; formal dining & living rms; 4 large bedrooms incl. master w/huge walk-in, dressing area, & master bath w/dual vanity, stall shower, & whirlpool tub; upper laundry incl. washer & dryer; main floor den/office; 3-car finished garage, & beautiful 9.49 acre lot.

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

No showing until 10/6/07

**Description**

**Life Style:** Detached      **Arch Style:** TradAmer  
**Master BR:** DbISinks, FullShrStl, WalkInClos, WhirlpTub  
**Appl:** Dishwasher, Dryer, GrbgDispsl, MicroHood, O/RGas, Refrigeratr, Washer  
**Equip:** NetworkRdy, SmokeAlarm, WtrPurfSys  
**Lot Info:** Cul-De-Sac, RurallnSub, TreeMature, Wooded  
**Lot Size:** irregular      **Acres:** 5-10 Acres      **# of Acr:** 9.49  
**Exterior:** Brick  
**Areas:** DenLibrary, FamilyRoom, FormallvRm, FoyerLarge, LndryRmUp  
**Porch:** Balcony, PorchCovrd  
**Eating Area:** BrkfstRoom, FormalDR, Pantry  
**Interior Amen:** AtticAcces, CeilRaised, CeilVaultd, WalkInClos, WinTherml  
**Exterior Amen:** DrvAsphalt  
**Condo Description:**

**Utilities**

**Heating:** ForcedAir      **Fuel:** Gas      **Primary Water Src:** PrivWell  
**Cooling:** CeilPadFan, CentrElec      **Water Htr:** Gas      **Primary Sewage Disp:** Septic  
**Utility Option:** CableAvail, HighSpdAvl

**Financial/Association Information**

**Possible Financing:** Conventnl, ICON      **Ownership Interest:** MandFee      **Fee Paid:** Annually      **Fee Amount:** \$100  
**Fee Includes:** AssocHmOwn, RemvISnow

**Office Information**

**IHMG01 :** Indy Home Marketing Group, LLC      **OP:** 317-594-4200      **OF:** 317-849-9476      **Show:** 317-594-4200      **Fdbk:** 317-594-4200  
**LAgT:** 18018 : Edwin Gaston      **Pref:** 317-698-5960      **PF:** 317-849-9476      **Cell:** 317-698-5960      **VM:**  
**Team Name:** Edwin Gaston      **Hm:** 317-698-5960      **Ext:**      **Dir:** 317-594-4200      **Toll:** 866-810-1239  
**CoAgt/Asst:**      **Pref:**      **Type:** Exclusive Right to Sell      **Var:** N      **Pager:**  
**Con1:**      **Poss:** AtClosing      **LD:** 09/30/2007      **BAC:** 3.00  
**Con2:**      **Auction Lic#:**      **XD:** 09/30/2008      **Entry Date:** 10/02/2007  
**Disc:** Covenants & Restrictions      **WD:**      **Chg Date:** 04/04/2008  
**Insp/Warr:** Warranty Homebuyers      **Direct Soliciting:** N

**Pending/Sold Information**

CDOM: 193

Est DC: