



Residential/Condo

L#: 2914064 **RES**
#7741 PENNYCROFT DR
Town: LAWRENCE
Legal: BAY RIDGE
Tax ID: MAR4032696
Subdiv: BAY RIDGE
Builder/Project/Contractor:

Media: 8

Status: Active
Lt: 39.8959
Twp: Lawrence
Section: 4
Multi-Tax ID:
Tax Exempt: MortTaxEx, HmTxEx
Const.Stage:

Area: 4904
Ln: -85.9731
Zip: 46236
Lot: 180
Solid Waste: N
Yr Built: 1991

LP: \$137,900
Map: N-77 E-70
School: Lawrence Township
County: MARION
Semi-Tax: \$837
Tax Year Paid: 2007
Est.Comp.Date:

Loc:

Rooms: 8 **Bd:** 3

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W
Living:				Master:	16x12	U	C Y
Family Rm:	15x12	M	C Y	2nd:	12x11	U	C Y
Great Rm:	25x15	M	C Y	3rd:	10x9	U	C Y
Dining:	11x10	M	C Y	4th:			
Kitchen:	11x9	M	L Y				
Brkfst Rm:							
LaundryRm:	9x6	M	L N				

Floor#:
Unit Entry Level:
Levels: 2 Levels
Baths: 3
Parking:

Bas: N
Foundation: Slab

	SqFt	FB	HB
Upper:	768	Upper Bth:	2 0
Main:	852	Main Bth:	0 1
Approx M/U Total:	1,620	Bsmt Bth:	0 0
Basement:	0	Total:	2 1
Approx M/U & NOBSM:	1,620		
% Finished Basement:			
Source: Assessor			

Frplc: 1/FamilyRm
Gar: Y/2CATC, 2CDTC/GROPN

Directions

Take 79th Street east from Fall Creek (past Sunnyside) to Pennycroft Drive. Turn right (south) and follow to 7741. Home is on left.

Property Description

This move-in-ready home has it all! Great neighborhood & schools; 3 large bedrooms & 2.5 baths; beautiful great room with soaring cathedral ceiling; cozy family/hearth room with wood burning fireplace; nice kitchen with breakfast bar & all appliances included; formal dining area with tray ceiling; huge fenced yard and custom 2-level wood deck for cookouts & entertaining; big 2-car attached garage; gorgeous lot with mature trees; & much more. Hurry - eligible for \$8,000 first time buyer credit.

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

Dog door insert to deck NOT included with home..

Description

Life Style: Detached **Arch Style:** TradAmer
Master BR: FTub w/Shr
Appl: Dishwasher, MicroHood, O/RElec, Refrigeratr, Washer, Dryer, GrbgDispsl
Equip: SmokeAlarm
Lot Info: Sidewalks, StormSewer, TreeMature
Lot Size: Platted Lot **Acres:** 1/4-1/2 Acre # of Acr: 0.28

Exterior: Brick, Cedar
Areas: FamilyRoom, GreatRoom, LaundryRm
Porch: DeckMain, PorchCovrd
Eating Area: BrkfstBar, FormalDR, Pantry
Interior Amen: AtticAcces, CeilTray, WalkInClos, WinTherml, ScrnCompt, CeilCath
Exterior Amen: DrvConcret, FenceFullR

Utilities

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

Financial/Association Information

Poss Fincg: FHA, ICON, VA **Ownshp Int:** VolFee **Fee Pd:** **Fee Amt:**
Fee Includes:

Office Information

IHMG01 : Indy Home Marketing Group, LLC **OP:** 317-594-4200 **OF:** 317-849-9476 **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:** 317-698-5960 **Ofc Ext:** 0 **Cell:** 317-698-5960 **VM:**
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** 317-594-4200 **Toll:** 866-810-1239
Con1: **Poss:** AtClosing **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 03/22/2009 **BAC:** 3.5
Disc: **Disc Other:** COVEN,ONFIL **XD:** 09/22/2009 **Entry Date:** 03/23/2009
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 03/23/2009