

**MLS #:** 40347    **Status:** TEMPORARY ACTIVE    **Class:** RESIDENTIAL    **Style:** Bi-Level    **Contract:** No    **Asking Price:** \$164,900  
**Type:** Residential    **Address:** 3449 SW INDIAN TR    **City:** FARMLAND    **Zip:** 47340    **County:** Randolph    **Area:** Union Township (6809)  
**Township:** UNION    **Subdivision:** Indian Trails    **Year Built:** 1974    **Foundation Type:** Walkout Basement    **Garage Type:** 1-Car Attached  
**Rooms:** 6    **Bedrooms:** 2    **Full Baths:** 2    **Half Baths:** 0    **Outbuilding Type:** Storage Shed    **Office:** Reed Realty - MAIN: (765) 468-8463  
**Agent:** Pamela J. Edwards - Home: (765) 468-8445    **Co-Agent:**



**Agent Hit Count:**  
**Client Hit Count:**  
**Virtual Tour:**

<b>Original Price:</b> \$164,900	<b>DOM:</b> 15	<b>Family Room Size:</b> 18.5x22.8	<b>Family Room Level:</b> B
<b>Commission: SO:</b> 3.0	<b>Variable:</b> No	<b>Kitchen Size:</b> 12.5x11.6	<b>Kitchen Level:</b> 1
<b>Photo/Video (Y/N):</b> Yes	<b>Listing Date:</b> 12/11/2009	<b>Dining Room Size:</b>	<b>Dining Room Level:</b>
<b>Entry:</b> None	<b>Location:</b>	<b>Den/Study Size:</b>	<b>Den/Study Level:</b>
<b>Legal:</b> Indian Trail Lot 47&48		<b>Bedroom 1 Size:</b> 13.4x8.5	<b>Bedroom 1 Level:</b> 1
<b>Lot Frontage:</b> 244.00	<b>Lot Depth:</b> 125.00	<b>Bedroom 2 Size:</b> 10.9x11.1	<b>Bedroom 2 Level:</b> 1
<b># of Acres /-:</b> 0.70	<b>Irregular (Y/N):</b> No	<b>Bedroom 3 Size:</b>	<b>Bedroom 3 Level:</b>
<b>Total SQFT /-:</b> 1536	<b>Main Level SQFT:</b>	<b>Bedroom 4 Size:</b>	<b>Bedroom 4 Level:</b>
<b>Upper Level 1 SQFT:</b>	<b>Upper Level 2 SQFT:</b>	<b>Bedroom 5 Size:</b>	<b>Bedroom 5 Level:</b>
<b>Lower Level SQFT:</b>	<b>Source:</b> Tax Records	<b>Bath 1 Size:</b> 6.6x5.10	<b>Bath 1 Level:</b> B
<b>Basement SQFT /-:</b> 960	<b>Walkout (Y/N):</b> Yes	<b>Bath 2 Size:</b> 7.11x7.5	<b>Bath 2 Level:</b> 1
<b>Basement Finished SQFT:</b> 960	<b>Basement Unfinish. SQFT:</b> 0	<b>Utility Room Size:</b> 4.6x15	<b>Utility Room Level:</b> B
<b>Elem:</b> UNION	<b>Middle:</b> UNION <b>High:</b> UNION	<b>Other Room 1 Size:</b> 16.0x24.0	<b>Other Room 1 Level:</b> B
<b>Living Room Size:</b> 11.6x21.3	<b>Living Room Level:</b> 1	<b>Other Room 2 Size:</b>	<b>Other Room 2 Level:</b>
<b>Great Room Size:</b>	<b>Great Room Level:</b>	<b>Other Room 3 Size:</b>	<b>Other Room 3 Level:</b>
<b>FEATURES:</b>	<b>Show Instr:</b> 24 Hr. notice/ call office for an appointment	<b>Outbuilding 1 Size:</b>	<b>Outbuilding 2 Size:</b>

<b>Exterior:</b> Vinyl	<b>Patio/Deck/Porch:</b> Covered, Deck, Enclosed, Open, Covered, Patio	<b>Water:</b> Well
<b>Roofing:</b> Shingle	<b>Pool:</b> Above-Ground	<b>Sewer:</b> Septic
<b>Windows:</b> Thermo-Pane, Sliding	<b>2ndOutbuildings:</b> None	
<b>WindowTreatments:</b> Yes	<b>Topography/Amenities:</b> Gently Rolling, Lake	<b>Possession:</b> Negotiable
<b>2ndGarageType:</b> None	<b>Heat Type:</b> Forced Air	<b>Show Instructions:</b> Call for Appointment
<b>Driveway:</b> Gravel	<b>Heat Fuel:</b> Gas-Natural	<b>Docs on File:</b> Agency, Sellers Disclosure, LBP Form
<b>Fireplace:</b> Gas Log	<b>Air Conditioning:</b> Central Air	<b>Docs Online:</b> Sellers Disclosure, LBP Form
<b>Fence:</b> None	<b>Water Heater:</b> Gas-Natural	
<b>Appl. Included:</b> Dishwasher, Range-Gas, Microwave, Softener-Owned, Microwave Hood	<b>Media (TV):</b> Satellite w/o Controls	<b>Common Amenities:</b> None
	<b>Utility Companies:</b> VEC, REMC	<b>Flood Plain:</b> No
	<b>Reserved:</b>	<b>Internet:</b>

<b>Tax ID #:</b> 68-14-08-241-053.000-01	<b>Land Value:</b> 28500.00	<b>Water Expense/Month:</b>	<b>Electric Expense/Month:</b> 60
<b>Est. Annual Tax:</b> 993.24	<b>Improve. Value:</b> 131500.00	<b>Sewage Expense/Month:</b>	<b>Gas Expense/Month:</b> 88
<b>Exemptions:</b> Homestead, Mortgage	<b>Ditch Fee:</b> <b>BRC Fee:</b>	<b>Gas Available (Y/N):</b> Yes	<b>Seller Assisted (Y/N):</b> No
	<b>List \$/SqFt:</b> \$107.36	<b>Assoc. Dues:</b> 400.00	<b>Assoc. Dues/Per:</b>
<b>Oth Exp:</b> <b>/Per:</b>	<b>Assumption (Y/N):</b> No	<b>Auction (Y/N):</b> No	<b>Auction Date:</b>
<b>Directions:</b> Hwy 32 E to Farmland, SR 1 S to 300 S, east to Indian Trail Rd. South to entrance on w. side			

**REMARKS** Natures beauty year round. Wonderful lake home w/16x24 screened enclosed porch. Wrap around decks, 1 car att. garage. Per seller: 400 ft. of lake frontage. Private pier and boat dock, 24 ft. above ground pool and 12x12 Storage shed w/pool supplies and covers. Kayak included. Walk-out finished Basement area contains family room w/Ben Franklin gas fireplace, kitchenette, and bath w/shower. Laundry room and garage also on this lower level. Second level has livingroom w/stained glass windows and sliding glass doors opening to huge deck and lake view. Modern kitchen w/oak cabinets, microwave, gas range and TV.; 2 bedrooms each w/2 closets, Full bath has sky lites and ceramic tile. This is a great get away or year round residence

**ADDENDUM** 2nd parcel # 68-14-08-241-054.000-011

<b>Selling Agent:</b>	<b>Closing Date:</b>	<b>Sold\$:</b>	<b>Concessions:</b>
<b>Selling Office:</b>	<b>How Sold:</b>	<b>Sold\$/SqFt:</b>	<b>Buyer Points:</b> <b>Interest Rate:</b>
<b>Repair Allowance:</b>	<b>Sale Type</b> Private Seller		

This information is deemed reliable, but not guaranteed. All room sizes are approximate. Property taxes need to be verified. Confirm school district(s) with school corporation officials due to re-districting.