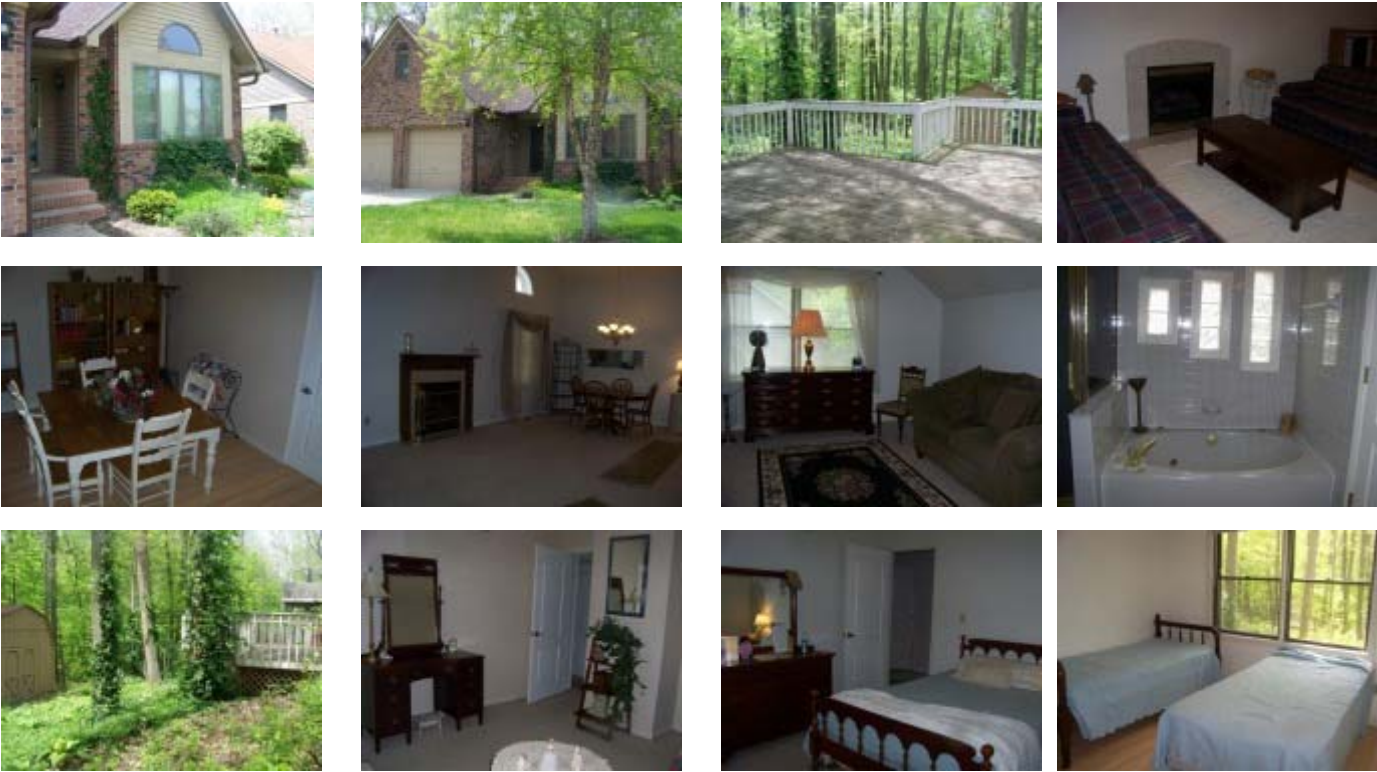


HOUSE FOR SALE
3340 Fox Orchard Circle - Indianapolis, IN 46214
4200 Square Feet – Walk out Basement

\$184,900



Looks like a cottage outside -- You won't believe this house when you walk in the door. Over 4000 Sq. Ft. Living area. Walk-out Basement has space for pool table, and bar also has gas fireplace, full bath & bedroom. Large deck leads to the wooded lot with fence & spacious storage shed. Main floor has office, 2 large bedrooms w/walk in closets, PLUS office, eat in kitchen and family room w/cathedral ceiling, wood fireplace & very nice ceiling fan. Upstairs has another master suite w/sitting room, walk-in closet, whirlpool tub w/separate shower. This home has new interior paint, 1 yr old roof along with an updated heating cooling system. There is enough space for large family or entertaining, in the middle of a park like setting! Call Ann at 317-487-6531 or Don at 317-809-2210. Motivated sellers!

Approx. Room Sizes: 9 U = Upper; B = Basement; M = Middle)

Family Rm.	15x25	B	2 nd	12x13	M
Great Rm.	15x25	M	3 rd	15x13	M
Kitchen	13x13	M	4 th	11x11	B
Brk. Rm.	08x10	B	Loft	10x11	U
Bonus Rm.	13x18	U	Office	11x13	M
Master	14x13	U			

Semi-Tax 1845 Tax Yr. 2005 Tax Exempt: HmTxEx, MortTaxEx

Sq. Ft.:

Upper	1246
Main	1492
Walk Out Bsmt.	1481
Approx. Total	4219

Description:

Exterior:	Brick, Cedar
Porch:	Covered Wood Deck Main
Interior Amen:	Cathedral Ceiling
Exterior Amen:	Mini Barn, Concrete Drive

Utilities:

Heating: Forced Air	Fuel: Gas
Cooling: Central Air	Water Htr: Gas
Primary Water Source:	Municipal Water Connection
Primary Sewage Disposal:	Municipal Sewer Connection

Assoc. Annual Fee \$175.00 - **Possible Financing:** Conventional FHA