



Residential/Condo

Media: 7

ML#: 2668055 **RES** **Status** Active **Area:** [4902](#) **LP:** \$ 125,900
5966 Polonius DR U #: **Lt:** 39.864 **Ln:** -86.266 **Map:** N-60 W-59
Town: Indianapolis **Twtp:** Pike **Zip:** 46254- **School:** Pike Twp
Legal: Stratford Glen **Section:** 4 **Lot:** 1555 **County:** Marion
Tax ID: [3021764](#) **Multiple Tax ID:** **Semi-Tax:** 672
Construction Stage: **Est Compl Date:** **Bldr/Project/Contractor:**
Yr Built: 1994 **Tax Exempt:** HmTxEx, MortTaxEx **Tax Year:** 2005

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	19x3	M	C	Y	Master:	13x10	U	C	Y
Family Rm:					2nd:	10x11	U	C	Y
Great Rm:					3rd:	9x11	U	C	Y
Dining:	11x11	M	C	N	4th:				
Kitchen:	12x10	M	L	N	:				
Brkfst Rm:					:				
:					:				
:					:				

Bd: 3
Rooms: 7
Floor #:
Unit Entry
Level #:
Levels: 2
Baths: 3
Parking:
Bas: N/
Foundation: Slab
Loc:

	SqFt	FB	HB
Upper:	768	No Basement:	Upper Bth: 2 0
Main:	768	Approx M/U & No Basement:	1536 Main Bth: 0 1
Approx M/U: 1536	%Finished:	Bsmt Bth: 0 0	Total: 2 1
Source: Assessor			

Fireplace: 0/NoFirepl
Garage/Park Desc: Y/2CarAttach

Directions

1)N. of 56 St. on Lafayette Rd., right on Petersburg Pkwy (Between Churches), left on Tybalt La., right on Polonius Dr. 2) 62nd st. W. of Zionsville to Stratford Glen entrance. S. on King Lear to Tybalt. S. on Tybalt La. to Polonius Dr.

Property Description

A charming house in excellent condition and great location in popular Stratford Glen. It has a large entry/foyer with room to spare for a large table/desk. The efficient Kitchen has lots of cabinets and a self cleaning stove. The laundry room is conveniently upstairs. The master bedroom has a vaulted ceiling and plant shelf. Great backyard privacy and easy to mow. Neutral d cor through-out makes it easy to move in. Community pool/tennis courts within walking distance!

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

Description

Life Style: Detached	Arch Style: Contemp	Exterior: VinylBrick
Master BR: FullTub		Areas: FoyerLarge, LndryRmUp
Appl: Dishwasher, GrbgDispsl, O/RElec, Refrigratr		Porch:
Equip: SmokeAlarm		Eating Area: FormalDR, Pantry
Lot Info: Sidewalks, StormSewer, StrtLights, TreesSmall		Interior Amen: AtticAcces, CeilVaultd, ScrnsCompt, StrmsCompt, WalkInClos
Lot Size: 56x133 Acres: 1/4-1/2 Acre # of Acres: 0.16		Exterior Amen: DrvConcret

Utilities

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

Finance/Association Information

Possible Financing: Conventnl, FHA, ICON, VA	Ownership Interest: MandFee	Fee Paid: Annually	Fee Amount: \$200
Fee Includes: Clubhouse, EntryComm, MainCommon, Pool, PrkPlygrnd, RemvlSnow, Tennis			

Office Information

CEAT02 : CENTURY 21 ATC in the Village	OP: 317-873-1700	OF: 317-873-1009	Show: 317-705-2501	FdBk: 317-705-2938
LAgt: 18814 : Charles Tim Lord	Pref: 317-319-9012	PF:	Cell: 317-319-9012	VM: 317-705-2938
Team Name:	Hm: 317-319-9012	Ext:	Dir:	Toll:
CoAgt/Asst:	Pref:	Type: Exclusive Right to Sell	Var: N	Pager:
Con1: ApptCenter	Brenda	Poss: AtClosing	LD: 10/23/2006	BAC: 3.5
Con2:		Auction Lic #:	XD: 1/23/2007	Change Date: 11/29/2006
			WD:	Entry Date: 10/24/2006

Disc: SaleDiscOF
Insp/Warr: General

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