



Residential/Condo

[Media: 11](#)

ML#: 2671533 **CND** **Status** Active **Area:** 4902 **LP:** \$ 64,900
6920 N Wildwood CT U #: **Lt:** 39.880 **Ln:** -86.242 **Map:** N-69 W-48
Town: Indianapolis **Twp:** Pike **Zip:** 46268- **School:** Pike Twp
Legal: Wildwood **Section:** 3 **Lot:** 134 **County:** Marion
Tax ID: 6009746 **Multiple Tax ID:** **Semi-Tax:** 302
Construction Stage: Resale **Est Compl Date:** **Bldr/Project/Contractor:**
Yr Built: 1979 **Tax Exempt:** HmTxEx **Tax Year:** 2006

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	18x12	M	C	Y	Master:	13x13	M	C	Y
Family Rm:					2nd:	9x11	M	C	Y
Great Rm:					3rd:	8x9	M	C	Y
Dining:	9x9	M	C	N	4th:				
Kitchen:	8x8	M	T	N	:				
Brkfst Rm:					:				
LaundryRm:	7x9	M	C	N	:				
					:				

Bd: 3
Rooms: 6
Floor #: 1
Unit Entry
Level #: 1
Levels: 1
Baths: 2
Parking: 1

	SqFt	FB	HB
Upper:	0	No	Upper Bth: 0 0
Basement:			
Approx M/U			
Main:	1106	& No	1106 Main Bth: 1 1
Basement:			
Approx M/U:	1106	%Finished:	Bsmt Bth: 0 0
Source:	Assessor		Total: 1 1

Bas: N/
Foundation: Slab
Loc: GroundLevel

Fireplace: 1/Kitchen
Garage/Park Desc: Y/1CarAttach

Directions

From 71st & Georgetown, south to Wildwood entrance. Left (east) at entrance, past the pool/clubhouse on left. Left (north) on Wildwood Ct., 3rd building on left, northwest corner of building.

Property Description

LOCATION LOCATION LOCATION!!! Lots of green space and next to the playground area. Two Weeping Willow trees in the front yard. Nice patio and landscaping. Extra parking spaces next to unit. Furnace is 6 years old, newer hot water heater, new ceiling fan in dining room, newer garage door. Extra storage space in garage and above garage. New roof for the building is coming by next spring. Close to interstate, shopping, schools and fire station. Easy show.

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

Exclude Celmatis bush, ladder in garage, hose and trash cans

Description

Life Style: Attached **Arch Style:** Ranch
Master BR: MainLevel
Appl: Dishwasher, GrbgDispsl, KitExhaust
Equip: Not Applicable
Lot Info: Cul-De-Sac, StormSewer, StrtLights, TreeMature
Lot Size: 2200sq/f **Acres:** <1/4 Acre **# of Acres:** 0.05
Condo Description: GroundLevel

Exterior: Aluminum
Areas: LndryRmMn, UtilityRm
Porch:
Eating Area: KtSomeUpdpt
Interior Amen: WdWkPaintd, WinThermI
Exterior Amen: DrvAsphalt

Utilities

Heating: ForcedAir **Fuel:** Gas **Primary Water Src:** MunWtrConn
Cooling: CeilPadFan, CentrElec **Water Htr:** Gas **Primary Sewage Disp:** MunSwrConn
Utility Option: CableConn

Finance/Association Information

Possible Financing: Conventnl, FHA, ICON, VA **Ownership Interest:** MandFee **Fee Paid:** Monthly **Fee Amount:** \$124
Fee Includes: Clubhouse, EntryComm, InsBldHaz, InsCommon, Lawncare

Office Information

CEAT02 : CENTURY 21 ATC in the Village	OP: 317-873-1700	OF: 317-873-1009	Show: 317-705-2500	FdBk: 317-705-2938
LAgt: 18814 : Charles Tim Lord	Pref: 317-873-1700	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:		Poss: AtClosing	LD: 11/9/2006	BAC: 3.5
Con2:		Auction Lic #:	XD: 5/8/2007	Change Date: 1/9/2007
			WD:	Entry Date: 11/9/2006

Disc: Covenants & Restrictions
Insp/Warr: General

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