



**Residential Lease**

Media: 15

**BLC#:** 21153176      **Status:** Active      **Area:** 2911      **MR:** \$1,400  
**9075 ALCOTT CT**      **Zip:** #46037  
**Lt:** 39.935    **Ln:** -86.009      **Map:** N-104 E-90      **Furn:** UnFurnish  
**Town:** # Fishers      **Twp:** #Delaware      **County:** #Hamilton  
**Legal:** MUIR WOODS HPR      **Section:**      **Lot:** -      **Yr Built:** 2005  
**School:** Hamilton Southeastern      **Type:** Condo

<b>Sq.Ft:</b>	<b>Upper:</b> 1,911	<b>No Basement:</b> #0	<b>FB</b>	<b>HB</b>
	<b>Main:</b> #0	<b>Approx M/U &amp; No Basement:</b> 1,911	<b>Upper Bth:</b> 2	0
	<b>Approx M/U:</b> 1,911		<b>Main Bth:</b> 0	0
<b>Source:</b> Assessor		<b>% Finished:</b>	<b>Bsmt Bth:</b> 0	0
			<b>Total:</b> 2	0

**Approximate Room Sizes and Description**

	L	F	W		L	F	W					
<b>Living:</b>				<b>Master:</b>	15x14	U	C	Y	<b>Beds:</b>	2	<b>Rooms:</b>	6
<b>Family Rm:</b>				<b>2nd:</b>	13x11	U	C	Y	<b>Bath Area:</b>	2	<b>Levels:</b>	2 Levels
<b>Great Rm:</b>	19x17	U	C	Y	<b>3rd:</b>				<b>Foundation:</b>	Slab		
<b>Dining:</b>	14x12	U	C	N	<b>4th:</b>				<b>Basement:</b>	N		
<b>Kitchen:</b>	14x12	U	V	Y	<b>LaundryRm:</b>	11x06	U	V	N	<b>Fireplace:</b>	0	
<b>Brkfst Rm:</b>									<b>Garage:</b>	Y/2CATC/GROPN,FINGR,STORG		
<b>DenLibrary:</b>	16x10	U	C	Y					<b>Parking:</b>			

**Directions:**

East on 106th from Lantern Road to Muir Lane, South to Winslow, to Alcott Court

**Property Description**

Exceptional space in this very nice home. Raised Ceiling Great Room with Dining Area opens to Wood Deck. Good sized Kitchen with Electric Range-double oven, Dishwasher, Refrigerator. Master Suite with oversized Shower and Walk-in Closet. Laundry with Washer and Dryer. Newer heat pump with gas backup, newer Water Heater, top quality Water Softener. 2 car Garage with Opener has understair Storage. Lawncare, snow removal, trash removal, sewer fee included. Features include pool and tennis court.

**Description**

**LifeStyle:** Attached      **Exterior:** CompSidCmt      **Porch:** PorchCovrd, DeckUp  
**MasterBR:** DbISinks, FullShrStl, Suite, WalkinClos      **Areas:** DenLibrary, Foyer2Story, FoyerLarge, GreatRoom, LaundryRm  
**Appl:** Dishwasher, Dryer, GrbgDispsl, O/RElec, Refrigratr, Washer, RangeHdFan, OvenDouble  
**Eating Area:** DinComb/GR, EatInKitch, Pantry  
**Equip:** WtrSftnPd, SmokeAlarm      **Interior Amen:** CeilRaised, ScrnsCompt, WalkInClos, WdWkPaintd, WinVinyl, Wir  
**Lot Info:** Cul-De-Sac, StrtLights, TreesSmall      **Exterior Amen:** DrvConcret, TennisCom, PoolCommu  
**Acres:** CndHPRCoop      **Lot Size:** condo      **# of Acres:** #0.00

**Utilities**

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

**Lease/Association Information**

**Lease Term:** 12 Months, 18 Months, 24 Months      **Min Lease:** 12      **Date Avail:** 12/18/2011      **For Sale L#:**  
**Smoking:** N      **Pets:** W/Approval      **Pet Deposit:**      **Sec Dep:** \$1,400      **Fee Amount:**      **Fee Paid:**  
**Owner Pays:** HOAssocFee, InsHazard, InsLiabty, InsStruc, Lawncare, PropTaxes, Sewer, DuesMand  
**Tenant Pays:** Cable, Electric, Gas, InsRenters, Water

**Office Information**

**Disclosures:**      **Disclosure Other:** None  
**Insp/Warr:** Not Applicable  
**Possession:** AtClosing  
**Listing Firm:** Ken R. Fisher & Associates



