

Just Listed

4712 Plowman Drive Indianapolis, IN 46237

1344 SQFT

2 FULL



.22 ACRE

3



Looking for comfort, convenience and affordability...well, you found it! Tuck yourself away in quiet Churchman Manor with one simple entrance/exit! Relax on the private covered front patio enjoying beautiful days or head to the fully fenced backyard retreat for peaceful pond views with a spacious concrete patio and yard perfect for outdoor gatherings, cookouts, play area and furry friends. This calming neutrally painted home is a well-situated ranch with 3 bedrooms and 2 full bathrooms offering a wonderful floor plan that all 1344sqft make sense and feels so much bigger! The spacious great room exhibits a cathedral ceiling opening to the eat-in kitchen featuring a pantry, stainless steel appliances, and large breakfast bar perfect for anytime of day also making a great entertaining space for parties and game days! The generous primary suite with updated bath and walk-in closet is its own private ensuite while the other two bedrooms with a second full bath and laundry room complete the other side off the kitchen. Enjoy the finished 2-car garage! Everything you need with low HOA fee, Franklin Township Schools and easy access to shopping, restaurants, I-465, I-65 and I-74.



Mary Habiby-Lucchese

REALTOR@/BROKER

317-345-5120

MARYSELLSINDY.COM

mary.habiby-lucchese@talktotucker.com



4712 Plowman Dr, Indianapolis, IN 46237-4502

Status: **Active**

Prop Sub/Trans: **Single Family Residential/For Sale**
 School Dist: **Franklin Township Com Sch Corp**
 Schools:
 Subdivision: **Churchman Manor**
 Legal Desc: **Churchman Manor Sec 2 L66**
 Bldr/Prjct/Cont:

Media: **39**
 Area: **4906 - Marion - Franklin**
 New Const: **No**

Listing ID: **22085409** List/MoRnt \$: **\$265,000**
 DOM/CDOM: **1/1** Year Built: **2014**

Section/Lot Number: **2/66**



Tax ID: **491035111005034300**
 Semi Tax: **\$1,184.00**
 Tax Exempt: **Homestead Tax Exemption**

Est.Comp. Date:
 MultiTax ID: Solid Waste: **Yes**
 Tax Year Due: **2025**

Main SqFt:	SqEt
Upper SqFt:	1,344
Total Main & Upper SqFt:	0
Below Grade Area SqFt:	1,344
% Below Grade Finished:	
Apprx Below Grade Finished SqFt:	
Apprx Total Finished SqFt:	1,344
Total SqFt:	1,344
Source:	Assessor

	#FB#HB#BD#RM
Upper:	0 0 0 0
Main:	2 0 3 6
M/U Ttl:	2 0 3 6
Bsmt:	0 0 0 0
Total:	2 0 3 6
Beeds:	
Baths:	

3
2/0
 # Rooms: **6**
 Levels: **1 Level**
 Unit Entry Lvl:

Public Open House schedule:

04/19/2026 from 1:00 PM to 3:00 PM

Garage: **Yes**
 Garage Spaces: **2**
 Parking Features: **Attached**
 Fireplaces: **0**
 Fireplace Features:
 Basement:
 Foundation: **Slab**

RoomType	Dimensions	Level	Floors	RoomInformation	RoomType	Dimensions	Level	Floors
Living Room	18 x 15	Main	Laminate	Primary Bedroom	17 x 13	Main	Carpet	
Bedroom 2nd	11 x 10	Main	Carpet	Bedroom 3rd	12 x 10	Main	Carpet	
Kitchen	18 x 11	Main	Laminate	Laundry Room	9 x 6	Main	Vinyl	

GPS Friendly

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

Showings begin Friday at noon. Due to work and family schedules, seller needs showings scheduled day prior to actual showing. Friendly dogs will be crated in garage. Roof is being evaluated and at minimum will be repaired due to missing shingles from storm although no interior issues. An insurance claim has been filed. Awaiting adjuster evaluation for full roof replacement. Prelim title work with Title Services. Should offer/offers come in over the weekend, offers will be reviewed Monday, April 20. Please put response time no earlier than 4/20/26 at 5PM. HOA docs attached and to seller's best knowledge most recent; please do own due diligence. Please contact Mary at 317-345-5120 if you need showing sooner, for any questions and or submitting offer.

Condo Type:		Description	
Property Attached YN: No	Condo Descrip:	Ranch, Traditional American	
Construction Materials: Vinyl	Common Walls:	Covered Porch, Open Patio	
Lifestyle:	Arch Style:	Breakfast Room	
Primary Bedroom: Closet Walk in	Porch:	Attic Access, Breakfast Bar, Ceiling Cathedral, Center Island, Entrance Foyer, Fans Ceiling Paddle, Kitchen Eat In, Pantry, Walk In Closet, Wood Work Painted	
Primary Bathroom: Tub Full with Shower	Eating Area:	Laundry Room Main Level	
Appliances: Dishwasher, Electric Water Heater, Garbage Disposal, Microwave, Oven/Range-Electric, Refrigerator, Smoke Alarm	Interior Features:		
Equipment:	Laundry Features:		
Security Features: Sidewalks, Trees Small	Accessibility Features:		
Lot Info:	Exterior Features:	Fence Full Rear	
Waterfront:	Fence Details:		
Road Frontage Type:	Private Pool:	None	
Lot Size: 9,714	Horse Amen:	# of Acres: 0.22	

Utilities:		Utilities/Environmental	
Heating: Forced Air, Electric	Fuel:		
Cooling: Central Electric	Primary Wtr Source: Municipal Water Connected	Green Certificate: No	
	Primary Sewage Disp: Municipal Sewer Connected		

Financial/Association Information		
Possible Financing: Conventional, FHA, Insured Conventional, VA	Fee Paid: Semi Annual	Fee Amnt: \$220
Ownership Int: Mandatory Fee	HOA Disclsr: Covenants & Restrictions	
Fee Includes: Maintenance Common Area, Professional Management		
Mgmt Co.: Kirkpatrick Managment	Mgmt Phone: (317) 570-4358	

Showing Service: **Supra One**
 Showings Website:
 Showing Information
 Showings Phone: **(317) 218-0600**

Contract/Office Information			
List Type: Exclusive Right to Sell	Insp/Warr:	Listed: 04/16/2026	
Circumstances of Sale:	Sale Circumstances:	Disc:	Spec. List. Conditions: Entered: 04/16/2026
Listing Terms:	FHA Cert:	Poss: Negotiable	TOM Dt:
LOfc: TUCK06: F.C. Tucker Company	Ph:	Fax:	WD:
LAgt: 42296: Mary Habiby-Lucchese	Ph: (317) 345-5120		XD: 10/16/2026
Team:			Change: 04/16/2026
CoAgt:	Ph:		

Our Home Info

4712 Plowman Drive  Indianapolis, IN 46237

This has been a great home and location!

It is a quiet neighborhood and feels very safe!

The neighbors are very friendly! The home gets a lot of natural light throughout the day.

This home has such a functional layout with a good-sized backyard and great view of the pond.

We were so happy to be able to add and enjoy the huge concrete back patio and fully-fenced backyard.

The home is 15-20 minutes to get to Downtown Indy and Fountain Square with easy interstate access as well as close to grocery stores and restaurants.

We've enjoyed our time here, but now it is time to pass it on to someone else and start a new chapter.

We hope the new owner enjoys it as much as we have!

Info to the best of seller's knowledge:

Fully Fenced Backyard

Backyard Huge Concrete Patio

Roof 12 yrs

Hot Water Heater-Electric 12 yrs

Gas Dryer/Washer

Furnace 12 yrs

AC 12 yrs

New Interior Paint

Finished 2-Car Garage

2-Car Concrete Driveway

Stainless Steel Appliances

Refrigerator

Stove

Microwave

Dishwasher

Washer

Dryer



Mary Habiby-Lucchese

REALTOR@/BROKER

317-345-5120

MARYSELLSINDY.COM

mary.habiby-lucchese@talktotucker.com





SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE
 State Form 46234 (R8 / 7-25)

Date (month, day, year)
 03/27/2026

Property address (number and street, city, state, and ZIP code)
 4712 Plowman Drive, Indianapolis, IN 46237

Seller states that the information contained in this Disclosure is correct to the best of Seller's **CURRENT ACTUAL KNOWLEDGE** as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, Indiana law (IC 32-21-5) generally requires sellers of 1-4-unit residential property to complete this form regarding the known physical condition of the property. IC 32-21-5-1(b) states that this form is not required for:

1. Transfers ordered by a court, including transfers:
 - A. in the administration of an estate;
 - B. by foreclosure sale;
 - C. by a trustee in bankruptcy;
 - D. by eminent domain;
 - E. from a decree of specific performance;
 - F. from a decree of divorce; or
 - G. from a property settlement agreement.
2. Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
3. Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
4. Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
5. Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
6. Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
7. Transfers to or from any governmental entity.
8. Transfers involving the first sale of a dwelling that has not been inhabited.
9. Transfers to a living trust.

Purpose of Disclosure Form: Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be part of any contract between the Buyer and the Seller. The Seller must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

Instructions to the Seller(s): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify any potential buyer of the change in writing.

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's **CURRENT ACTUAL KNOWLEDGE**. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Lauren Michelle Mathis</i>	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

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4712 Plowman Drive, Indianapolis, IN 46237

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clothes Dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Clothes Washer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Freezer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Grill	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hood	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Microwave Oven	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Oven	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Range	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Room Air Conditioner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash Compactor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TV Antenna / Dish	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. ELECTRICAL SYSTEM				
Security Systems(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ceiling Fan(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Garage Door Opener / Controls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Inside Telephone Wiring and Blocks / Jacks	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Light Fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smoke / Fire Alarms	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Carbon Monoxide Detectors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Switches and Outlets	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vent Fan(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> 60 <input type="checkbox"/> 100 <input type="checkbox"/> 200 Amp Service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Generator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown	
Cistern	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Septic Field / Bed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Septic & Holding Tank / Septic Mound	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Hot Tub	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Aerator System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sump Pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Irrigation Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water Heater / Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Water Heater / Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water Heater / Solar	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water Purifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water Softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Well	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Geothermal and Heat Pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other Sewer System (Explain)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Swimming Pool & Pool Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
			Yes	No	Unknown
Are the structures connected to a public water system?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are the structures connected to a public sewer system?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are there any additions that may require improvements to the sewage disposal system?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, have the improvements been completed on the sewage disposal system?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are the structure(s) connected to a private / community water system?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are the structure(s) connected to a private / community sewer system?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
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D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown	
Attic Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Boiler / Radiator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Central Air Conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Electric Heat Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Furnace Heat / Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Furnace Heat / Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Geothermal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Solar House-Heating	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Woodburning Stove	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fireplace	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fireplace Insert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Air Cleaner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Tank	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other Heating Source	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. ROOF			Yes	No	Unknown
Age, if known: <u>12</u> Years. <i>Damaged Shingles from Storm. Insurance Claim Filed</i>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the roof leak? <i>4/16/26 JLM</i>			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there present damage to the roof?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there more than one layer of shingles on the house?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, how many layers? _____			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. WATER HEATER			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Age, if known: <u>12</u> Years.			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. FURNACE			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Age, if known: <u>12</u> Years.			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. CENTRAL AIR CONDITIONING			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Age, if known: <u>12</u> Years.			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. HAZARDOUS CONDITIONS			Yes	No	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.17			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:					

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<i>Lauren Michelle Mathis</i>			
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4712 Plowman Drive, Indianapolis, IN 46237

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any foundation problems with the structures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any encroachments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any violations of zoning, building codes, or restrictive covenants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the property have a shared driveway with another property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the property subject to a homeowner's association assessment? If yes, what is the current amount? \$440 annually	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is this property located within a locally designated historic district under IC 36-7-11?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the present use a non-conforming use? Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via a private road?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via a public road?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via an easement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any structural problems with the building?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there moisture and/or water problems in the basement, crawl space area, or any other area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any damage due to wind, flood, termites or rodents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have any structures been treated for wood destroying insects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Do you currently pay flood insurance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the property contain underground storage tank(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the homeowner a licensed real estate broker?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any threatened or existing litigation regarding the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property located within one (1) mile of an airport?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property subject to a conservation easement as defined in IC 32-23-5-2?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:

(Use additional pages and attach, if necessary)

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
<i>Lauren Michelle Matthews</i>			
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

THE BUYING PROCESS

Step-by-step-process to buying a home



4712 Plowman Drive

Indianapolis, IN 46237 » 22085409



\$265,000

		CONV		FHA	VA
LIST PRICE	\$265,000	\$265,000	\$265,000	\$265,000	\$265,000
DOWN PMT %	5%	10%	20%	3.5%	0%
DOWN PAYMENT	\$13,250	\$26,500	\$53,000	\$9,275	\$0
LOAN AMOUNT	\$251,750	\$238,500	\$212,000	\$255,725	\$265,000
FHA / VA / USDA FEES				\$4,638	\$5,698
TOTAL LOAN AMOUNT	\$251,750	\$238,500	\$212,000	\$260,363	\$270,698
INTEREST RATE	6.25%	6.25%	6.25%	5.875%	5.875%
TERM IN MONTHS	360	360	360	360	360
CLOSING COSTS	\$3,700	\$3,700	\$3,700	\$3,700	\$3,500
CLOSING COSTS AND DOWN PAYMENT	\$16,950	\$30,200	\$56,700	\$12,975	\$3,500
Principal & Interest	\$1,550	\$1,468	\$1,305	\$1,540	\$1,601
Taxes	\$197	\$197	\$197	\$197	\$197
Estimated Insurance	\$100	\$100	\$100	\$100	\$100
PMI (Private Mortgage Insurance)	\$80	\$56	\$0	\$119	\$0
TOTAL MONTHLY PAYMENT	\$1,927	\$1,821	\$1,602	\$1,956	\$1,898

This is not a Loan Estimate as required by the TILA-RESPA Integrated Disclosure (TRID). It is intended for informational purposes only. Rates, fees, and payments are subject to change.

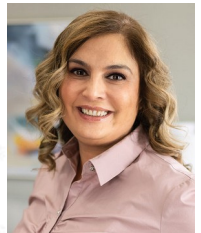


OpenHouse HostedBy
Mary Habiby-Lucchese
 Phone: (317) 345-5120
 Office: (317) 849-5050



Christy Cutsinger
 Cutsinger Realty Group

Senior Loan Officer
Ghada Batarseh
 Ghada@howardhanna.com
 (317) 701-0701 cell
<http://ghadabatarseh.talktotucker.com>



Make your home more valuable!



Mary Habiby-Lucchese
REALTOR®/BROKER
317-345-5120
MARYSELLSINDY.COM

mary.habiby-lucchese@talktotucker.com



"You'll never get a second chance to make a good first impression."



Start with your lawn...

It's the first thing that prospective buyers see.

- Is the lawn trimmed and edged?
- Are flower beds clear of leaves, weeds & grass?
- Is appeal of the house enhanced by adequate flowers and bark chips?
- Are light posts, gas grills, outdoor lights, mailboxes, fences or basketball hoops in good condition?
- Are children's objects removed, such as old swing sets, sandboxes, etc.?
- Have any imperfections to lawn such as bare spots, big holes, ruts, weeds or crabgrass been removed or repaired?
- Does the lawn have an overall manicured look?
- If it is winter, have snow and ice been removed from driveway, sidewalks and steps?

Your front door welcomes the prospect...

A door decoration adds a warm, inviting touch.

- Is the door clean? Does it need a coat of paint?
- Are light fixtures, door knockers and doorknobs in good condition?
- Does the door bell work?
- Are storm doors clean and in good condition?
- Is the front step/porch in good repair?

Decorating helps assure top dollar and a quick sale...

A little Liquid Gold does wonders for scratched and dry-looking wood.

- Are walls clean?
- Has wallpaper been removed and walls painted?
- Are all nail and molly holes filled?
- Are there any cork/mirror tiles, shelves, metal brackets, plant brackets, stickers, murals or makeshift cabinets that should be removed?
- Should the ceiling be textured to cover flaws?
- Are switchplates clean?

Clean windows show the bright side of your home...

Let the prospective buyers see how cheerful your home can be.

- Have curtains and draperies been opened to highlight walls and ceilings?
- Will window coverings appeal to the general public?
- Do sheers cover all windows facing the street?

A clean kitchen is a must...

Many buyers judge the housekeeping by the oven and stove.

- Is the interior of the oven, stove and dishwasher stain free?
- Have the cabinets been cleared of all but essential items?
- Are the counter tops clean and clear of clutter?
- Is the Formica stained? (Baking soda removes stains without marring the finish.)

Sparkling bathrooms help sell your home...

Spick and span throughout is the way to judge the bathrooms.

- Are shower doors, ceramic tile and grouting clean and free of soap film?
- Are fixtures polished and free of water marks?
- Have appliques in the tub been removed?
- Is lighting adequate?
- Does toilet seat need to be replaced?
- Is exhaust fan working? Is it quiet?
- Is there a window available? Open it and let the fresh air in.

Avoid cluttered appearances...

Perhaps now is the time to plan a garage sale.

- Do you have excess furniture which makes the rooms appear cramped?
- Are toys and other articles picked up?
- Is the stairway clear? This is essential!

Make Your Home More Valuable Continued...

Make the closets look as large as possible...

Remove or pack items that can be stored elsewhere.

- Is the closet neat and organized?
- Are wall surfaces in need of paint?
- Are shelving and hardware in good condition?
- If the closets have lights, are the bulbs bright?
- Do closet doors operate smoothly and quietly?

From top to bottom...

Remove all unnecessary items.

- Have you removed all excess items from the basement, garage and other utility spaces?
- Is there a damp smell in the basement or crawl space? Place a bag of limestone in the area.
- Are the walls dark and dull? If so, they can easily be brightened with a coat of paint.
- Do all the lights work?
- Are they bright enough?
- Are window areas clean and sealed properly?
- Are window wells free of debris?
- Is the floor covering in good condition?
- Do the steps or handrails need paint or repair?
- Is the basement immaculate?
- Is the sump pump clear and operable?

Check major appliances...

A little correction could be worth many dollars.

- Is the furnace filter clean?
- Is the attic fan running quietly?
- Is the exterior water heater clean?
- Does the water softener work? Is it clean?
- Is the water heater in good condition? Drain a pail of water to remove rust particles.
- Does the furnace work properly?
- When was the air conditioner last checked?
- Does the air filter work properly? Is it clean?
- Do kitchen appliances work properly? (Dishwasher, range, disposal, exhaust fan, compactor, refrigerator, oven)
- Does the garage door opener work properly and quietly?

Minor flaws suggest neglect to the prospect...

Have them fixed to get top dollar for you house.

- Do the screen doors close tightly?
- If the property has a storage shed, is it in good condition?
- Is there a dog house, and should it be removed?
- Is the driveway in good condition?
- Are gutters and downspouts in good repair?
- Do gutters drain away from the house?
- Is the roof in good repair?
- Are the hardwood floors in excellent condition?
- Are vinyl floors in good repair?



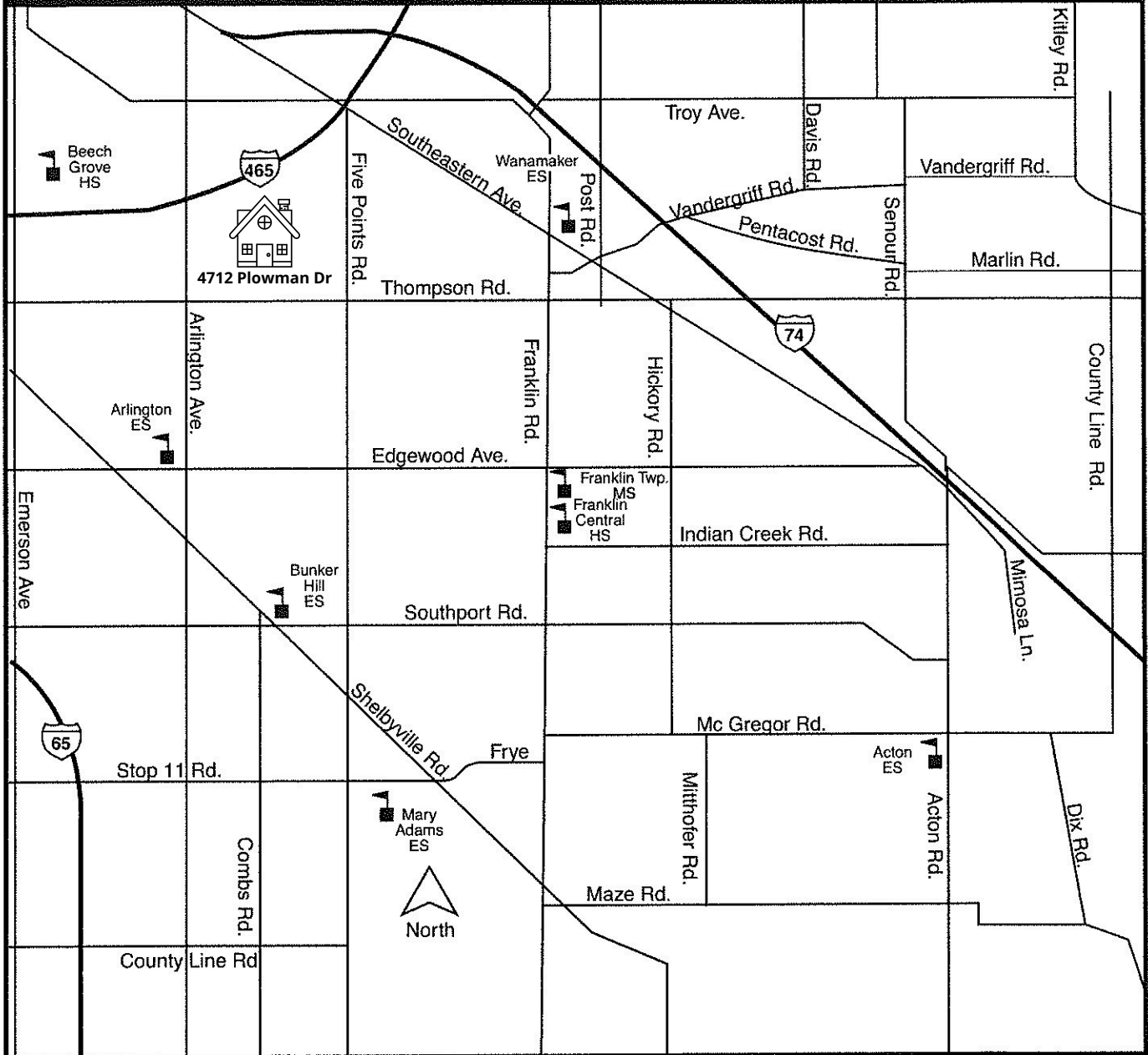
Mary Habiby-Lucchese
REALTOR®/BROKER 317-345-5120
MARYSELLSINDY.COM

mary.habiby-lucchese@talktotucker.com



Indianapolis

Southeast Marion County/Franklin Township



High School
 Franklin Central High School
 Beech Grove High School

Middle Schools
 Franklin Township Middle School

Elementary Schools
 Acton Elementary School
 Arlington Elementary School
 Bunker Hill Elementary School
 Mary Adams Elementary School
 Wanamaker Elementary School



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