

# REAL ESTATE

MES EXTRAVAGANZA • OPEN HOMES EXTRAVAGANZA • OPEN HOMES EXTRAVAGANZA • OPEN HOMES EXTRAVAGANZA • OPEN HOMES EXTRAVAGANZA

## Open Homes Extravaganza

**1** **OPEN SUN 1-5 PM**



**PERSIMMON WOODS**  
Exquisite 5/6BR, 3.5BA on beautiful rolling 1 acre homestead. Over 6000 sq ft of living area including GR with fireplace, formal DR, Sun room, study, lots of custom built ins, custom cabinets with granite top, open concept, hardwood flooring, and 3 car garage. Finished walk out basement includes Media Area, surround sound, pool table area, game table area with wet bar, exercise room. Center Grove Schools. MLS 2533198. \$789,900. Builder will consider trade.  
**DIRECTIONS:** South on St. Rd. 135. West on 144 past Whiteland Road. Persimmon Woods is on the right.

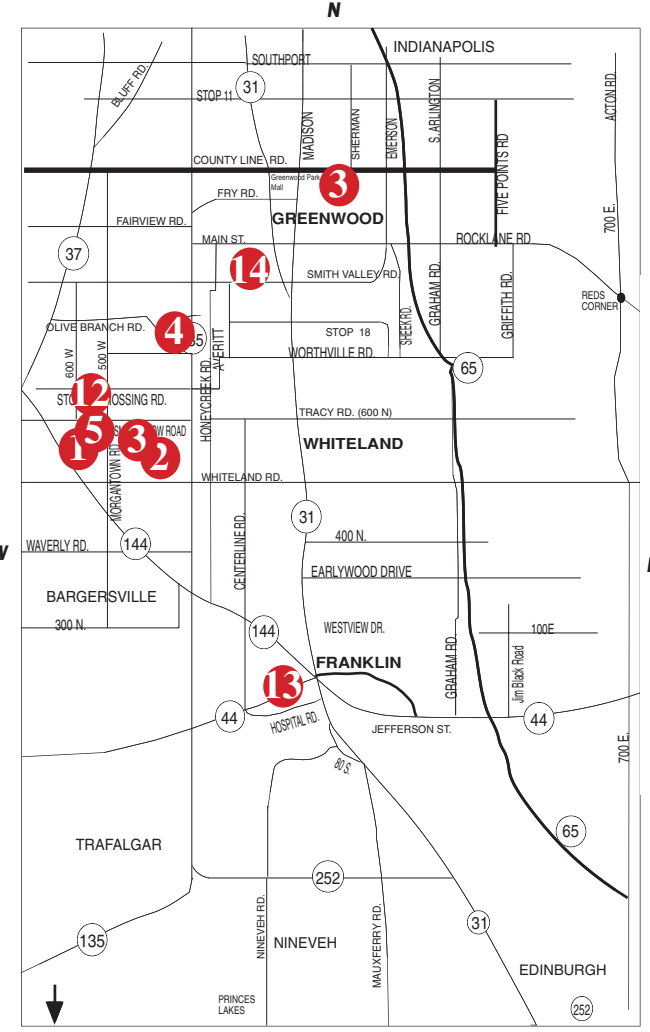
**DUKE** **Call Tanya Smythe 317-412-0968**

**2** **OPEN DAILY 1-5 PM**



**DECORATED MODEL NOW OPEN AT SYCAMORE RIDGE**  
Beautiful garden home 2BR floorplans are available with the option to add a lower level or 2nd story. In addition, on selected homesteads, the gently rolling landscape offers the option of walking-out or daylight basements. Sycamore Ridge is quietly nestled in a park-like setting with minimal home maintenance. Best of all, you can rest easy knowing that your new home is built by Central Indiana's premier home builder—Duke Homes.  
From the \$244,000's including lot.  
**DIRECTIONS:** Go south on SR 135 to Smokey Row Road, turn west and go approximately two miles, Sycamore Ridge is on the left.

**DUKE** **Call Tanya Smythe 317-412-0968**



**3** **OPEN SAT 12-6 PM SUN 1-6 PM**



**3795 CLAYBROOKE CT.**  
Our custom homes exteriors are equally matched by the impressive detail at their beautiful interiors. Pfeiffer Group homes are built with the care & quality you should expect in custom home building.  
**DIRECTIONS:** 135 to Smokey Row Rd. West on Smokey Row Rd. 2 miles to Claybourne Community on left, follow signs.

**Al Pfeiffer 523-9590**

**4** **OPEN SUN 1-4 PM**



**1751 PATHWAY DR.**  
\$369,900. MLS #2671107  
3 BR + 3.5 BA condo on a wooded lot. Walk-out basement, screened porch & deck. Formal dining room, his & hers walk-in closets. \$30,000 in recent upgrades.  
**DIRECTIONS:** SR 135 S. of Olive Branch Rd. Turn East on Demaree to Ashwood Dr. Turn left on Ashwood to Pathway Drive South.

**The Litz Group, Inc. Jon Sturm 224-7352**

**5** **OPEN SUN 2-5 PM**



**5302 WOODCREST CT.**  
\$459,000. MLS #2705314  
Spectacular custom home built by Homestyle Construction. 4BR, 2.5 BA. Gorgeous scenery with lots of windows, spacious kitchen w/maple cab. and granite tops, built in appliances, porch, bonus room. No need to wait to sell your home!  
Guaranteed buy program available! Bonus to Realtors!  
**DIRECTIONS:** S. on Morgantown Rd. W. on Smokey Row to entrance of Copperleaf, take to T in rd, turn left. Take 1st left on Oak Forge Way and left on Woodcrest Ct.

**Homestyle Construction Builder Samantha Bush 690-2560**

**6** **OPEN SUN 12-5 PM**



**2556 BEECHCREST**  
\$79,900. MLS #2703277  
Ready for you to move in! 2556 Beechcrest. 3 BR/1BA all brick ranch on the south side w/new carpet in most rooms & fresh paint throughout. Seller providing 1 yr. home warranty. Clean & well maintained.

**TALK TO TUCKER Dawn Whalen 888-3311/388-3456**

**7** **OPEN SUN 1-4 PM**



**7940 VALLEY STREAM DRIVE**  
\$159,500. MLS #2707085  
Great space and great price! A great time to buy! All new paint, carpet, appliances for this open floor plan. Four bedrooms, formal dining room, den and huge family room. Screened porch, fenced rear yard.

**TALK TO TUCKER Virginia Egloff 888-3311/216-6312**


**8** **OPEN SUN 2-5 PM**



**7634 W. BRICKMAKER CT.**  
\$220,000. MLS #2678830  
Fantastic custom ranch! Like new, clean & neutral 4 bedroom/2 bath split plan ranch. Gorgeous kit w/white washed bak cabinets, MBR suite w/lg walk-in closet, double sinks, garden tub & sep shower. Huge covered back porch/deck.

**TALK TO TUCKER Ernestine Abrams 888-3311/432-9979**

**9** **OPEN SUN 2-5 PM**



**802 WINDING BROOK LANE**  
\$219,000. MLS #2709255  
On almost 1 acre! 802 Winding Brook Lane. In the heart of Greenwood - 4/5 bedroom w/finished basement. Private entrance to office, many updates, fresh paint, lots of new flooring & carpet, screened porch, fenced rear yard & more!

**TALK TO TUCKER Tom Johnson 888-3311/946-4431**

**10** **OPEN SUN 2-5 PM**



**4998 AQUADUCT DR.**  
\$189,900. MLS #2707239  
Get away from it all. Paradise revealed on 0.53 acres. Happiness sets the tone in this fenced 4BR/2+BA Traditional-style on a corner lot. Gas fireplace. Huge foyer, great room, office. Pantry.

**TALK TO TUCKER Jill Beitz 888-3311/507-6875**


**11** **OPEN SUN 2-5 PM**



**688 BRANDT CT.**  
\$214,900. MLS #2707270  
Wonderful open ranch. All brick 3BR ranch w/a contemporary feel. Large kitchen/hearth room area w/a fireplace ideal for friends to gather in. Big great room w/raised ceiling & a covered patio.

**TALK TO TUCKER Pam Cave 888-3311/607-4117**

**12** **OPEN SUN 2-5 PM**



**3013 ALDWYCH CT.**  
Superbly built home by Tom Ray builder in Kensington Grove featuring 3,000+ sq. ft. on main level. 3BR, 2.5BA split floor-plan ranch w/great rm, brkfst rm, living rm, study & unfinished bsmt. Stainless steel appliances and granite countertops in the kitchen. 10' ceilings throughout, 8' doors, Center Grove schools. Fully furnished and decorated by D Ray Decor. \$479,500  
**DIRECTIONS:** Stones Crossing West from 135 to Kensington (past Center Grove High School). Left on Chancery Blvd, right at round-a-bout on Coventry Ln., right on Westbourne Ct., left on Aldwych Ct., home on left.

**Tom Ray 888-5409 Tom Ray Builder, Inc.**

**13** **OPEN SUN 4-6 PM**



**109 PELEONOR**  
\$140,000. MLS #2707409  
Great home for any family, w/a lrg yard & deck for playing and entertaining. Partially finished basement w/lrg rec room. All appliances stay. Home has fresh paint throughout. Seller will give allowance for new flooring in kitchen and financing, with the right price.  
**DIRECTIONS:** Take US 31 to Jefferson St. (SR 44), go west on Jefferson to King Arthur Dr., go north to Merlin, make a right onto Merlin, then make a right onto Peleonor and home is on the right.

**COLDWELL BANKER GREG LEUGERS 317-443-9032**

**14** **OPEN SUN 1-3 PM**



**557 PARKHURST CT.**  
**THE LANDINGS - GREENWOOD CITY LIMITS**  
"Rightsize" your housing needs for "You & Your Parents". Quiet paired patio home community designed for your "Custom Home Needs". See why Active Adults are making The Landings, Their Home! Talk to Dennis & Nicole Copenhagen about building your perfect home or bring your own builder.  
**DIRECTIONS:** Smith Valley Rd. west 1.3 miles from U.S. 31 or east 1.5 miles from St. Rd.135.

**Copenhaver & Associates Realtors Brent Copenhaver 888-6675**

**Interested in placing your listing in the next open home extravaganza!**  
**Call 736-2739 or 736-2741**  
**Advertising deadline is Wednesday**

### CONDOS/TOWNHOUSES DUPLEXES

**Mansfield Village Townhomes**  
3 BR Luxury Townhome w/attached garage for lease!! Convenient Indianapolis Location. \$1,175 + electricity. For more information call 317-887-8240  
[www.ProvenceForLease.com](http://www.ProvenceForLease.com)

### HOUSES

**1-4BR Rentals \$500-\$1295**  
[HomesAllAroundIndy.com](http://HomesAllAroundIndy.com)  
**RW-Harbert Co. 885-8858**  
Prince's Lakes, Bergman Dr. - 2BR, 1 BA \$550 mo 317-714-7029  
3 BR - 2 BA, new carpet, new paint, \$875 plus security, 317-736-0051.  
4 BR, 2 BA in Franklin near park. All electric. \$850 mo + utilities + deposit. 317-736-9033.  
458 Harmony Dr. 3 BR, 2 BA, 2 car gar., new carpet & paint. \$975. mo. + dep. Call 317-590-9078  
4231 W. State Rd. 44 3 BR, 2 BA on 1 ac. Franklin, 46131 \$250 dep./\$650 monthly. Call 317-422-5587

**ADORABLE - 2-3 BR,** fenced yard, det. gar., Center Grove schools. CA, W/D hookup. Refs. \$725 mo. 317-697-6165.

**Are You Embarrassed** to apply for a mortgage because you think your credit is less than perfect? CALL NOW 317-919-9045 Charter Funding Equal Housing Lender Available March 1st. \$1075 per mo. + dep. Whiteland schools. Greenwood address. 3 BR, 2 BA ranch. 317-535-3622

Center Grove Schools - 4 BR, 2.5 BA, newer home. \$1000 mo. + \$1000 dep. 317-709-0696

FRANKLIN - 2 BR, 2 ba, 1 car att. gar. \$750 mo. 317-843-1113

FRANKLIN - Nice 3 BR, 2 Ba. W/D. No Pets! \$800 mo. 317-738-9050.

GREENWOOD SCHOOLS 3 BR, 2 BA, fenced yard, \$900 mo. + \$900 dep. Call 317-709-0696.

Greenwood, Whiteland schools, 3 BR, 2.5 BA, 1600 sq. ft. 2 story, fence, all appls. inc. \$1100. mo. + \$500 damage dep. 317-882-5235

Paris Estates - Large 3 BR, 2.5 ba., loft, all appls. Lawn care. Non-smoking. \$1275. 317-258-4559

Stop Looking Start Packing! New 3BR/2BA home w garage, \$0 down. No closing costs. \$500 will get you started Jim O'Brien Realty 736-8494; 1-877-736-8494 [ucjimobrienrealty.com](http://ucjimobrienrealty.com)

Whiteland - 3 BR, 2 BA, 2 car gar., \$875 mo. 317-881-7080

### ROOMS


1 BR Efficiency Apt. \$100 per week plus \$100 dep. Call 590-6999

### INTEREST RATES

There's never been a better time to buy or sell a home!

**REAL ESTATE AUCTION**  
**THURSDAY, MARCH 8TH @ 1:00 P.M.**

**THESE PROPERTIES WILL SELL TO THE HIGHEST BIDDER MEETING OR EXCEEDING THE RESERVE PRICE!**



**1421 AMY LANE FRANKLIN, IN**  
8,600 S.F. RESERVE OF \$420,000



**2.75 ACRES ZONED C-1 COMMERCIAL INDIANAPOLIS, IN**  
RESERVE OF \$205,000

**AUCTION SITE:**  
The auction site for both properties will be at the building located at 1421 Amy Lane in Franklin, Indiana CALL FOR DETAILED DUE DILIGENCE PACKAGE

**OFFERING:**  
1421 Amy Lane in Hurricane Industrial Park in Franklin, Indiana--Zoned I-2, 8600+ S.F., 1.02 acres of land, 20 foot ceiling height, office/warehouse, THIS BUILDING LOOKS LIKE NEW! Purchase for a fraction of the cost of new construction! Call for more details.

**ALSO OFFERING:**  
2.75 acres located at 7600 and 7634 Madison Avenue, Indianapolis, Indiana. Zoned C-1 Commercial. Existing home is currently designed for office use. Excellent development site in a great location! Minimum price at less than \$75,000 per acre! Opportunity!

Colliers Turley Martin Tucker Auction Services  
For more information contact  
Bob Getts  
Director of Auction Services  
317-639-0524  
[bgetts@ctmt.com](mailto:bgetts@ctmt.com)

Owner: STD, LLC.  
AC30000011 AU01050292

**COLLIERS INTERNATIONAL** **TURLEY MARTIN TUCKER**  
Commercial Real Estate Services

**SOUTHSIDE HOMES**  
Your local guide to homes and real estate

Deadline for the April issue:  
**MARCH 12, 2007**

**Your Southside Homes Advertising Team**

**MICHELLE BRIGHT 736-2708** **HEATHER BRANCH 736-2739**  
**JENNIFER ROBERTSON 736-2709** **LINDSAY LINDSEY 736-2741**

**DAILY JOURNAL**