

PUBLIC AUCTION

Saturday September 23, 2017 @ 10:00 AM • 9920 Ford Valley Lane, Zionsville, Indiana 46077

Beautiful, move in ready 4 bedroom, 4 full bath, 2 half bath home on a full basement and 4 car garage with apartment in Fox Hollow - Zionsville, Indiana.

This beautiful, custom Fox Hollow home, has quick access to I465, downtown Zionsville, Carmel, Keystone Shopping and all amenities located in North Indianapolis. With a custom build on a large mature lot, this property offers multiple living spaces, walkout basement, oversized 4 car garage, screened in back porch and a large wooden deck for entertaining.

This 4,600+/- sf home, positioned high off the road and on a slight hill and surrounded by trees. The front of this home, built on a basement, has a beautiful covered front porch with ginger bread decorations and rustic brick steps. The front door opens to the foyer with hardwood floors that extends into the adjacent dining room. The dining room features crown molding, wall of windows with beautiful views and plenty of space to service that large dinner party. The living room, also off the foyer, has vaulted ceilings, open concept to the upper level and a brick two way fireplace that offers a great place for holiday gatherings. The kitchen features oak cabinets, breakfast island, a tremendous amount of storage, laminate countertops and centers itself in the home to where you can get to just about every living space offered. The main level is finished off with a large master suite, laundry room, 1.5 baths and plenty of windows to feature panoramic views of the properties grounds.

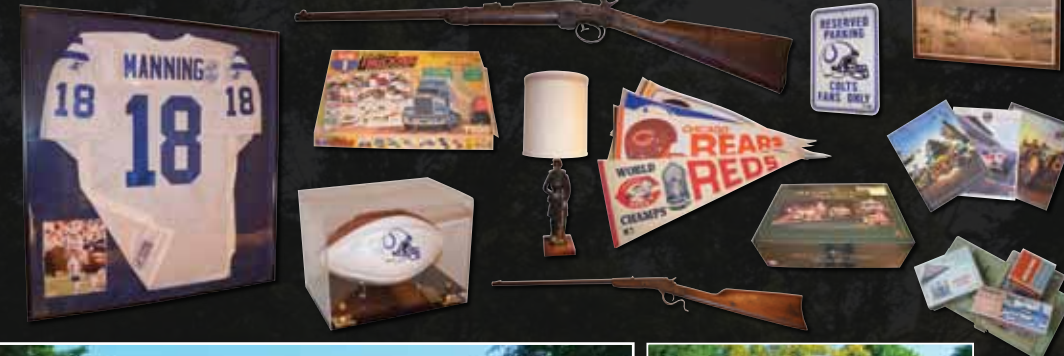
The upper level provides two nicely sized bedrooms and a full bathroom. There is a great open concept staircase that overlooks the living room and rear dormer with views of the backyard. The lower level features a large recreational area, 4th bedroom, full bathroom and a family room. Along with the other distinctive features include the large back wooden deck accessible from multiple areas of the home, modern character, panoramic windows, beautiful landscaping/lawn with basketball court, oversized 4 car garage and a finished apartment above garage. If you are looking for something that fits the Indianapolis lifestyle but outside the big city, this is the property for you. This must-see property offers everything for a growing family & peaceful living. REAL ESTATE SELLS @ NOON. **VIEW FULL LISTING @ www.scheerermcculloch.com/auctions/**

**4,600+/- SF,
4 BEDROOM
HOME**



OPEN HOUSES:

Tuesday September 5th @ 5-6:30 pm
Monday September 11th @ 5-6:30 pm
Sunday September 17th @ NOON - 1:30 pm



Oversized 4 Car Garage w/ Apartment



Home & Garage



Living Room



Vaulted Ceilings to Second Story



Back of Home w/ Large Deck



Back of Home



Private Backyard



4420 Ardmore Ave., Fort Wayne, IN 46809

(260) 441-8636

(260) 356-4111 Huntington Office

Tim McCulloch- (260) 740-6429

David Meyers- (260) 580-3400

Tim Scheerer- (260) 358-6994

Chris Scheerer- (260) 358-6996



AU10200127
AU19300036
AU11000012



Priscilla K. Baker, Owner

SEPTEMBER 2017

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					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

Terms on real estate: Buyer Brokers welcome (contact auctioneer for details). \$25,000 down day of auction, balance on closing. Buyer to pay winning accepted bid price plus a 2.5% buyers premium (2.5% of winning bid price) due at closing. Property sold subject to confirmation of the owner. Property sold as-is, where-is. Property sold for cash. (The sale of this property may be financed; however, the sale of this property IS NOT CONTINGENT to financing approval). The information stated in this brochure are the opinions of the sellers, Scheerer McCulloch Auctioneers, Inc. and its agents, however, the decision to bid on the real estate property is entirely up to the individual bidders based on their own individual inspections, research and opinions. All statements, measurements, zoning and tax information are from reliable sources, however, are not guaranteed to be accurate. Statements made day of auction takes precedence over any and all previous oral or written matter. **Real estate closing within 45 days of auction.**

***Real estate taxes:** Real estate tax information stated indicates what the current owner is required to pay and is merely a guideline (the new buyer's real estate taxes may or may not be the same as what the current owners is required to pay). RE taxes prorated to date of closing.

Personal Property Terms: 10% buyers premium on all items. Cash, MC/VISA. All items sold as-is. Statements made day of sale take precedence over printed matter. All sales are final. Not responsible for accidents.

9920 Ford Valley Lane, Zionsville, Indiana | Fox Hollow



Well maintained home in Roanoke

LARGE SELECTION OF SPORTS CARDS, SPORTS MEMORABILIA & RELATED • RUGS • CRANBERRY GLASS LAMPS • ANTIQUES & COLLECTIBLES • FIREARMS • LARGE SELECTION OF TRAINS & RELATED (L.G.B., LIONEL, US1) • VINTAGE GAMES & TOYS • ANTIQUE & MODERN FURNITURE • APPLIANCES • ELECTRONICS • WEBER GAS GRILL & MORE!

autographed Peyton Manning jersey – Colts in display case; autographed Edgerrin James football; Indianapolis Colts Limited addition Super Bowl football with certificate; large amount of baseball cards & complete sets; Colts memorabilia; vintage trophies; Brickyard 400 & Indy 500 memorabilia; NASCAR & Indy car memorabilia; large amount of LGB and Lionel trains; The Holiday Express animated train set & accessories; (2) 9 x 12 hand woven Persian rugs; African skinned drum; Seth Thomas mantle clock; antique oil lamp w/ cranberry glass and brass; Indiana red glass; antique kitchen light with jewels and cranberry shades; L.H. Bailey paperweight; handmade walnut grandfather clock; Gone with the Wind lamp; vintage metal lunch boxes – Muppets and The Fall Guy; fur and heavy winter coats; J Stevens A&T (Stevens – Maynard Jr) – crack shot 22 Long rifle; Mass Arms Co. single shot long rifle; antique barrister bookcase – (3) sections; antique wingback chair; antique students desk; antique wooden bench AND much more!



AUCTIONS • SENIOR RELOCATION • REAL ESTATE

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Fort Wayne, IN 46809

(260) 441-8636



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AUCTION

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**FOX HOLLOW •
ZIONSVILLE, INDIANA**

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