



DAVID BRENTON'S TEAM

RE/MAX Select, REALTORS

48 N Emerson Ave Suite 600 Greenwood, IN 46143-8895

(317) 882-7210 Office • (317) 888-7201 Fax

www.move2indy.com

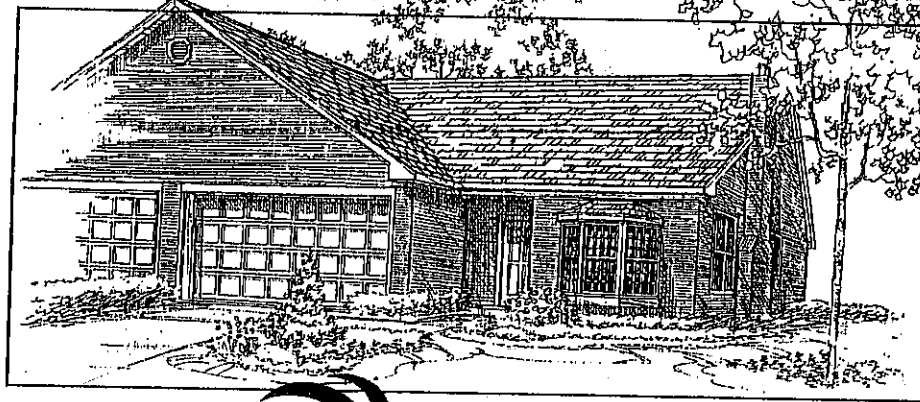
The covenants provided may or may not include any amendments made due to governing agencies (ie: national, state, city, local and neighborhood agencies). Please contact the Recorder's office for the county where the property is located to receive updated information.

The information is deemed reliable, but not guaranteed.

Marika Stancil

Sales Associate

6533 COBHAM
5114 Waybridge Ln
Indianapolis, IN 46237
= = =
Ph: (317) 781..1998
Fax: 781..1990
Pager: 977..4521
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Emerson Woods

Site Features

- Single story all - brick construction
- Beautiful wooded and waterview homesites
- Walking paths, clubhouse, and fishing ponds for the exclusive use of the residents.
- Minutes from interstate providing quick access to Greenwood and downtown Indianapolis.
- Convenient to shopping, hospitals, entertainment and other area community amenities.
- Maintenance free living including all exterior home maintenance and landscaping for one low monthly fee.
- Homeowners Association and architectural controls to maintain the esthetic quality of the community and individual homes.
- Dedicated city streets with all underground utilities.
- "Single" family living in a quiet and secluded community.



Standard Home Features

STD

- ① Fire Place with gas logs.
- ② Six Room
- ③ Security System with all door & window contacts
- ④ Coach light on garage.
- ⑤ address in stone
- ⑥ security front storm door
- ⑦ master Bath shower with door

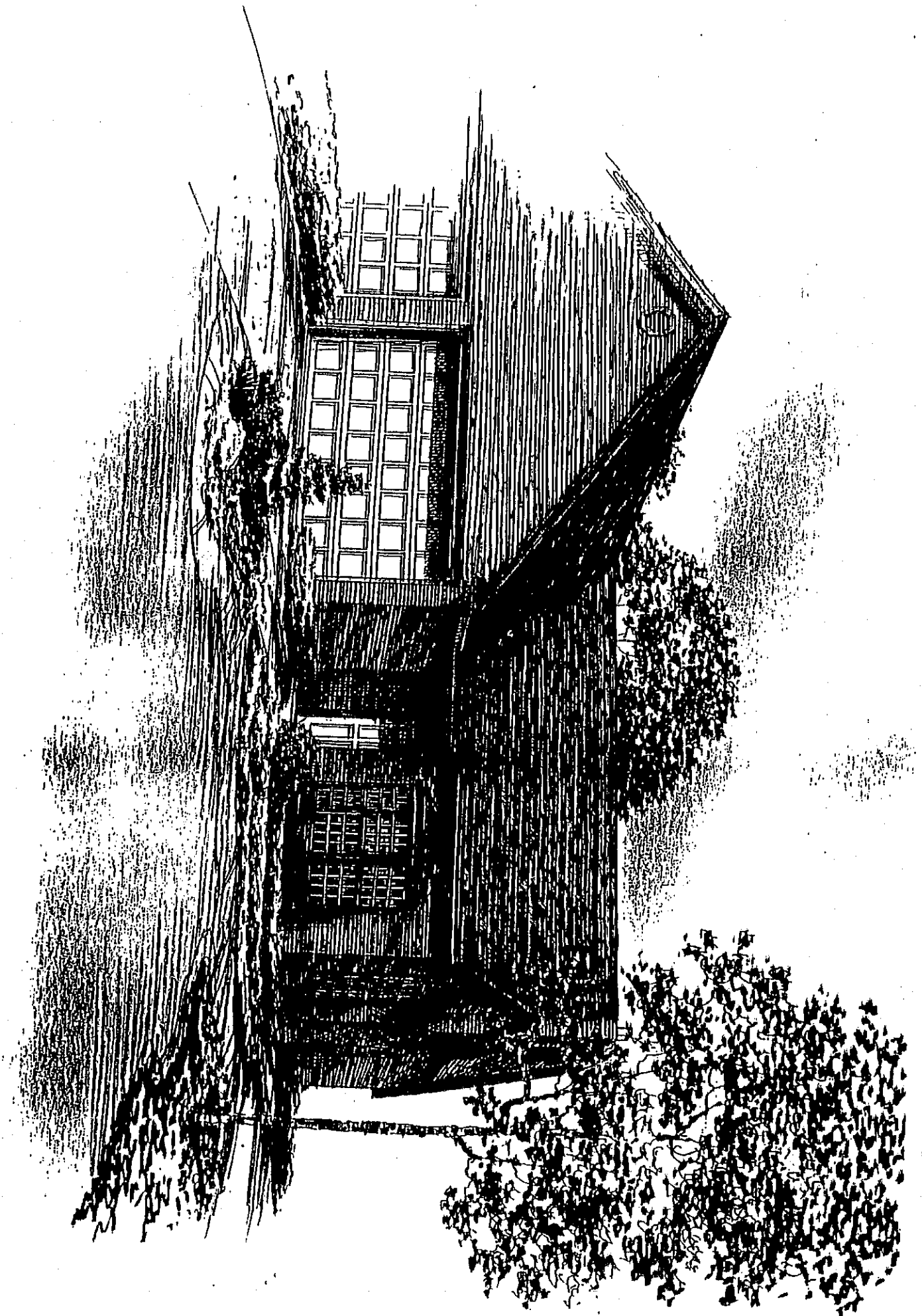
- Single story all brick construction
- Beautiful wooded and waterview homesites available
- Cathedral ceiling in the greatroom
- Two full bathrooms
- Washer/dryer connection and laundry room
- Built-in microwave oven, dishwasher and garbage disposal
- Two car garage with automatic door opener
- Plentiful storage including attic above the garage with pull-down ladder
- Large private patio
- Berber carpets with bonded padding
- Natural gas hook-ups
- Central air conditioning
- Windows on all sides
- ^③Cable TV, ^③phone jacks throughout the home
- Imitation marble bath counter top and wash basin


gas start!

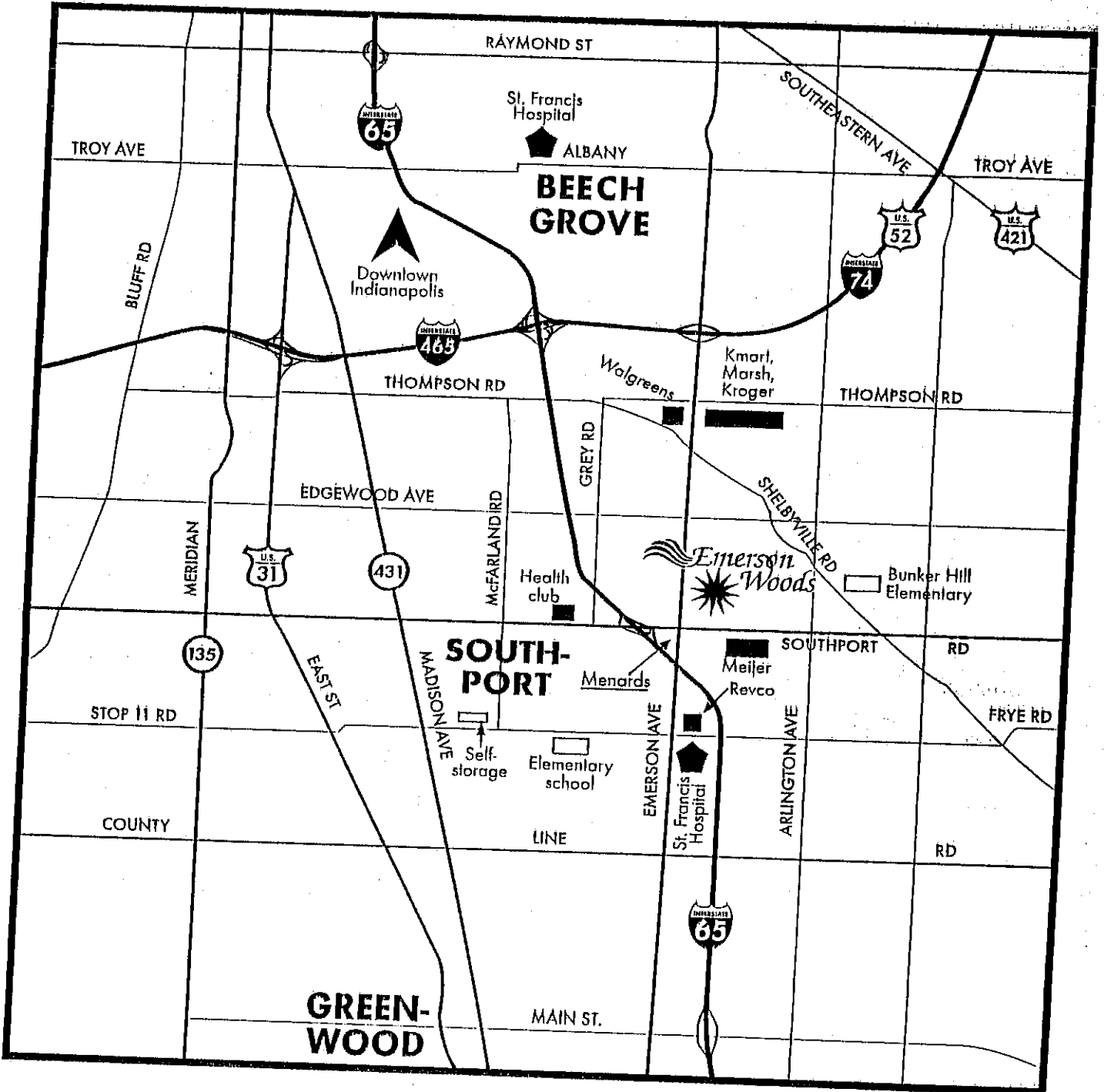


Options

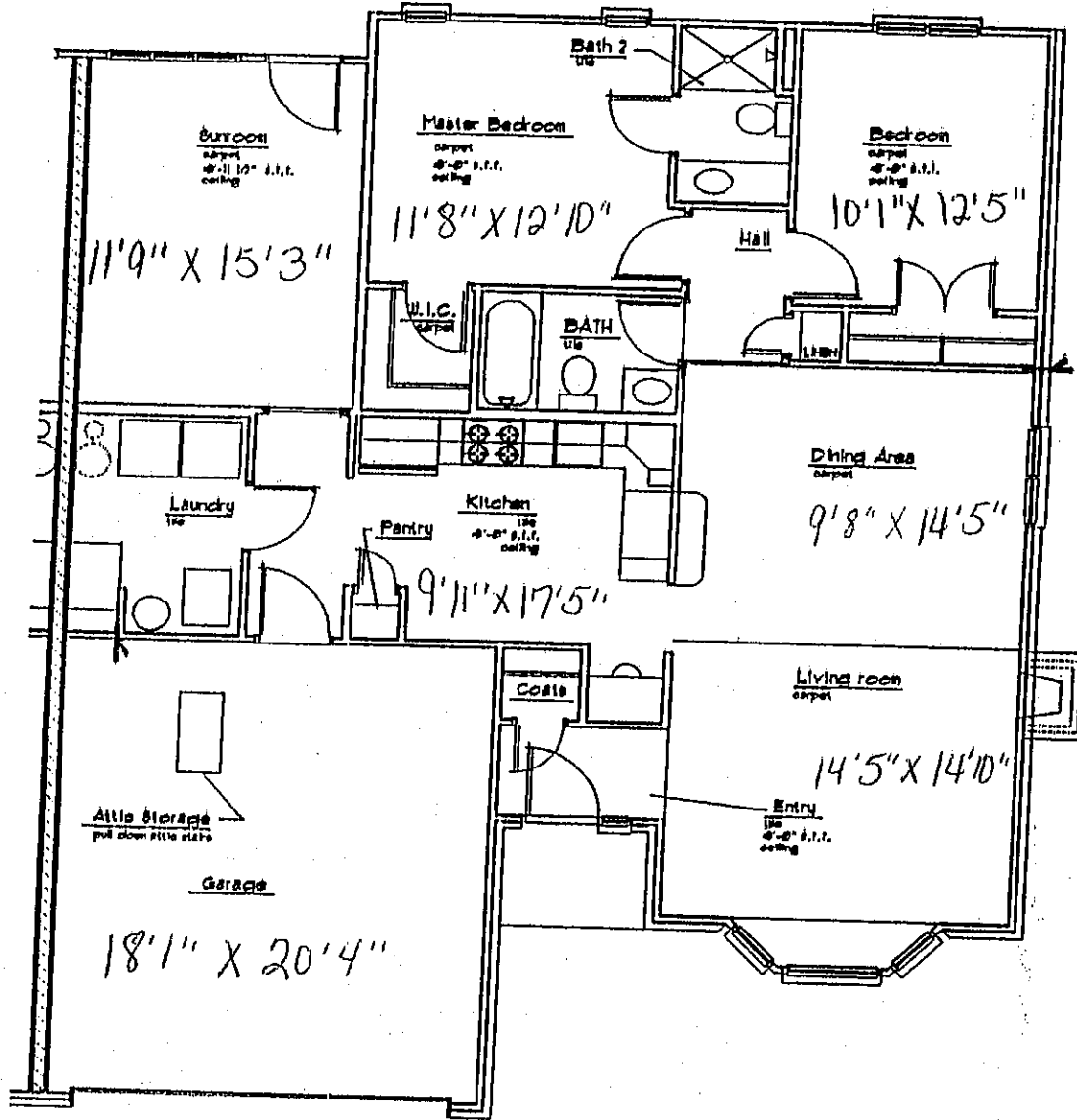
- ~~Screen porch with patio~~
- STD • Sunroom with patio
- STD • Fireplace (with or w/o gas log connection)
 - ~~skylights~~
 - Jacuzzi
 - Upgrade carpet, fixtures, cabinets, etc.
 - Bath or shower options (upgrade with ceramic tile options)
 - Additional electrical outlets, plumbing, cable connections, etc.
- STD • Security system
 - Audio system
 - Ceiling fans



 Location map



6675 S. Emerson Ave.
 Indianapolis, IN 46143
 (317)..781..1998

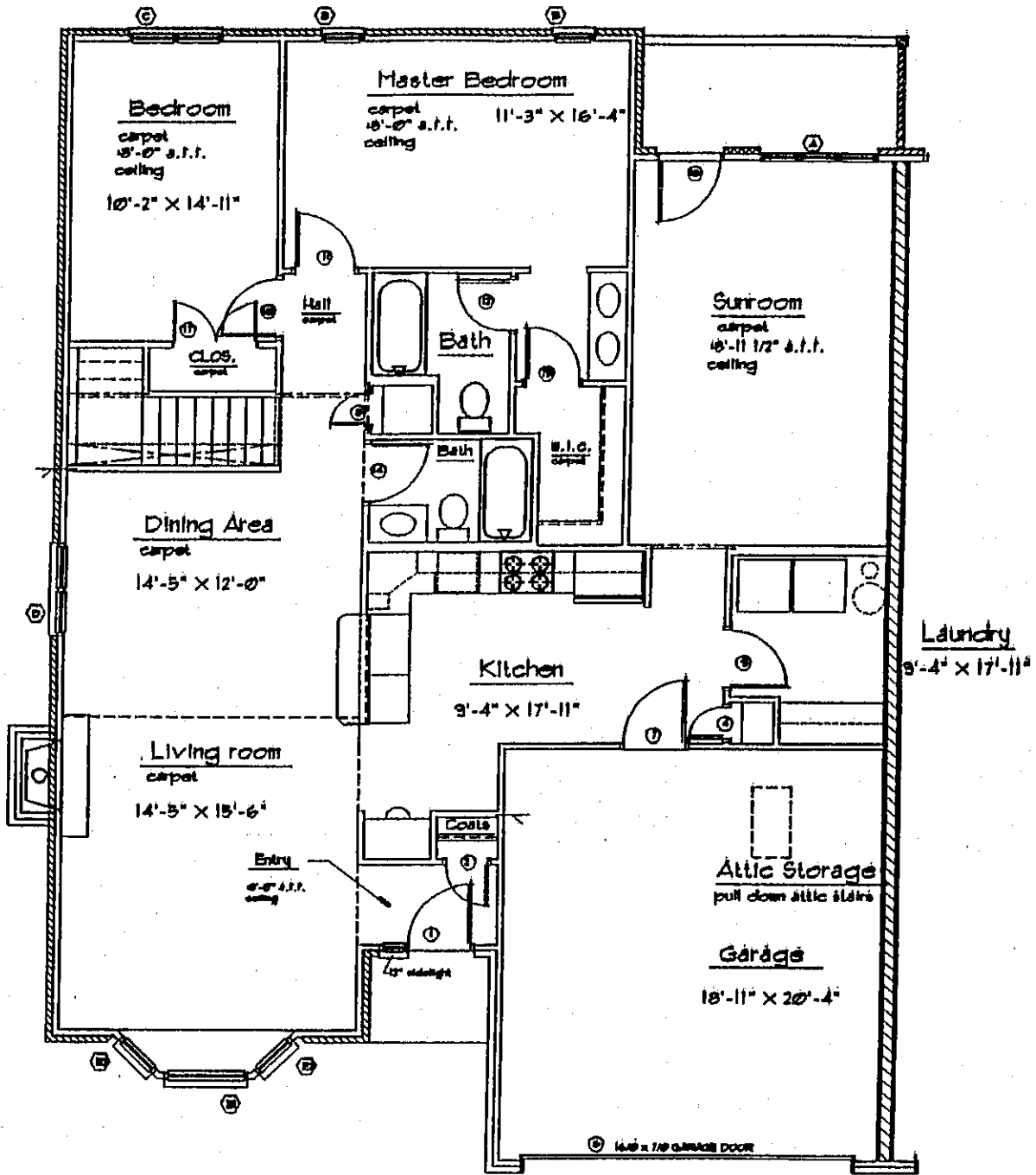


DAHLIA FLOOR PLAN

RIGHT HAND

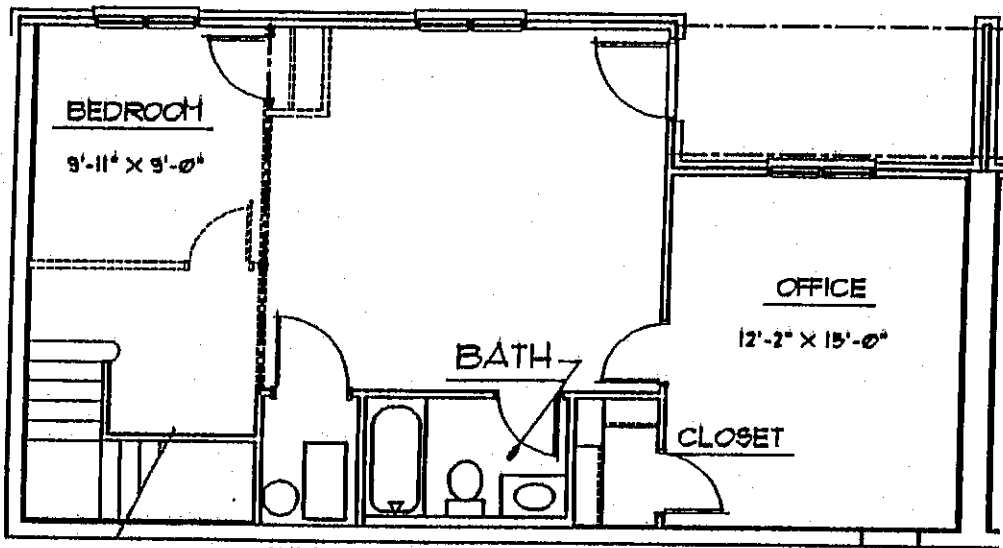
SCALE: 1/8" = 1'-0"

Sm 2BR



TRILLIUM (1st FLOOR LEFT SIDE)
BASEMENT
FLOOR PLAN

SCALE : 1/8" = 1'-0"

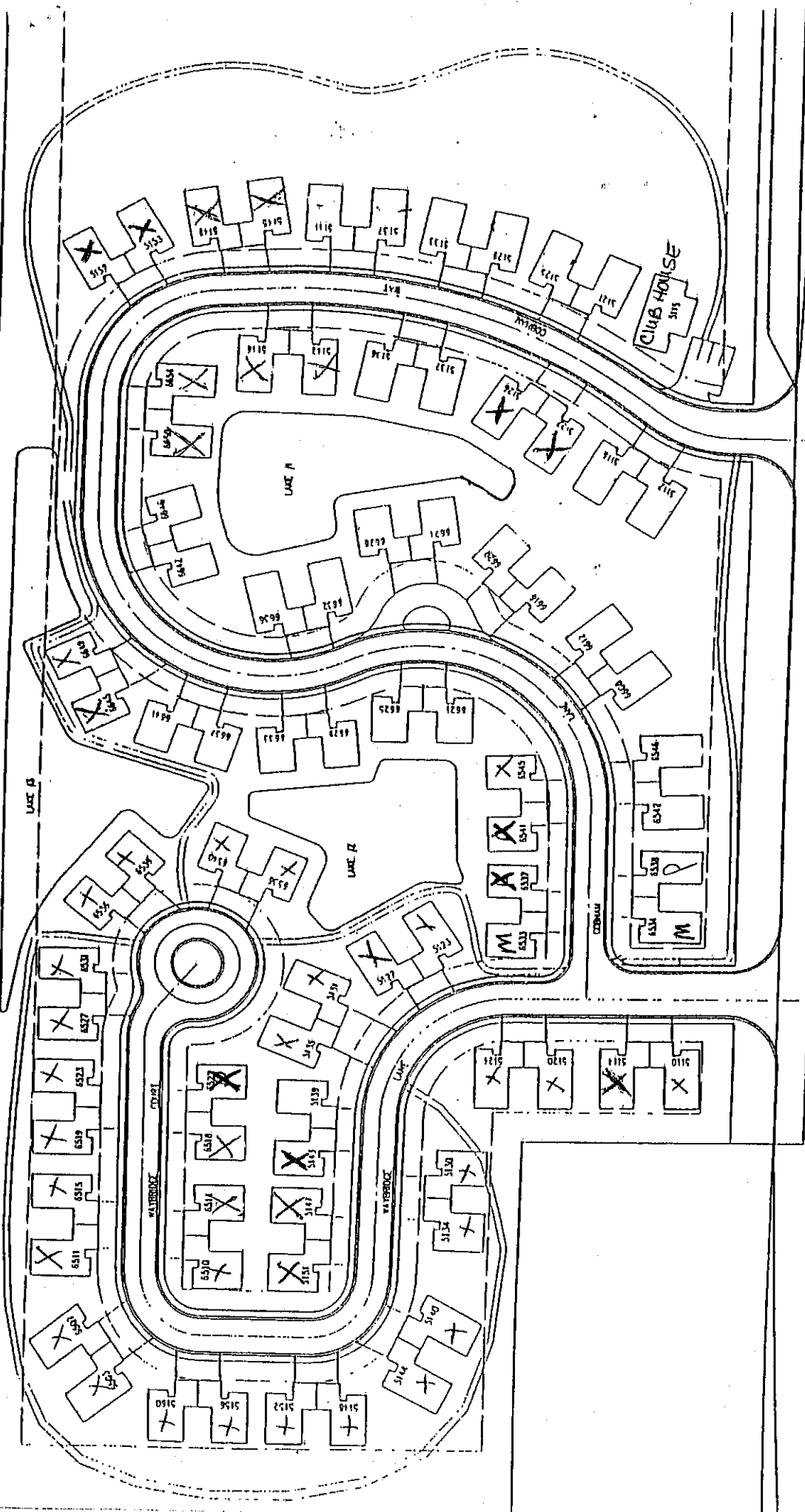


UTILITY
3'-6" x 5'-5"

(LEFT SIDE)

TRILLIUM BASEMENT PLAN

SCALE : 1/8" = 1'-0"



EMERSON AVENUE

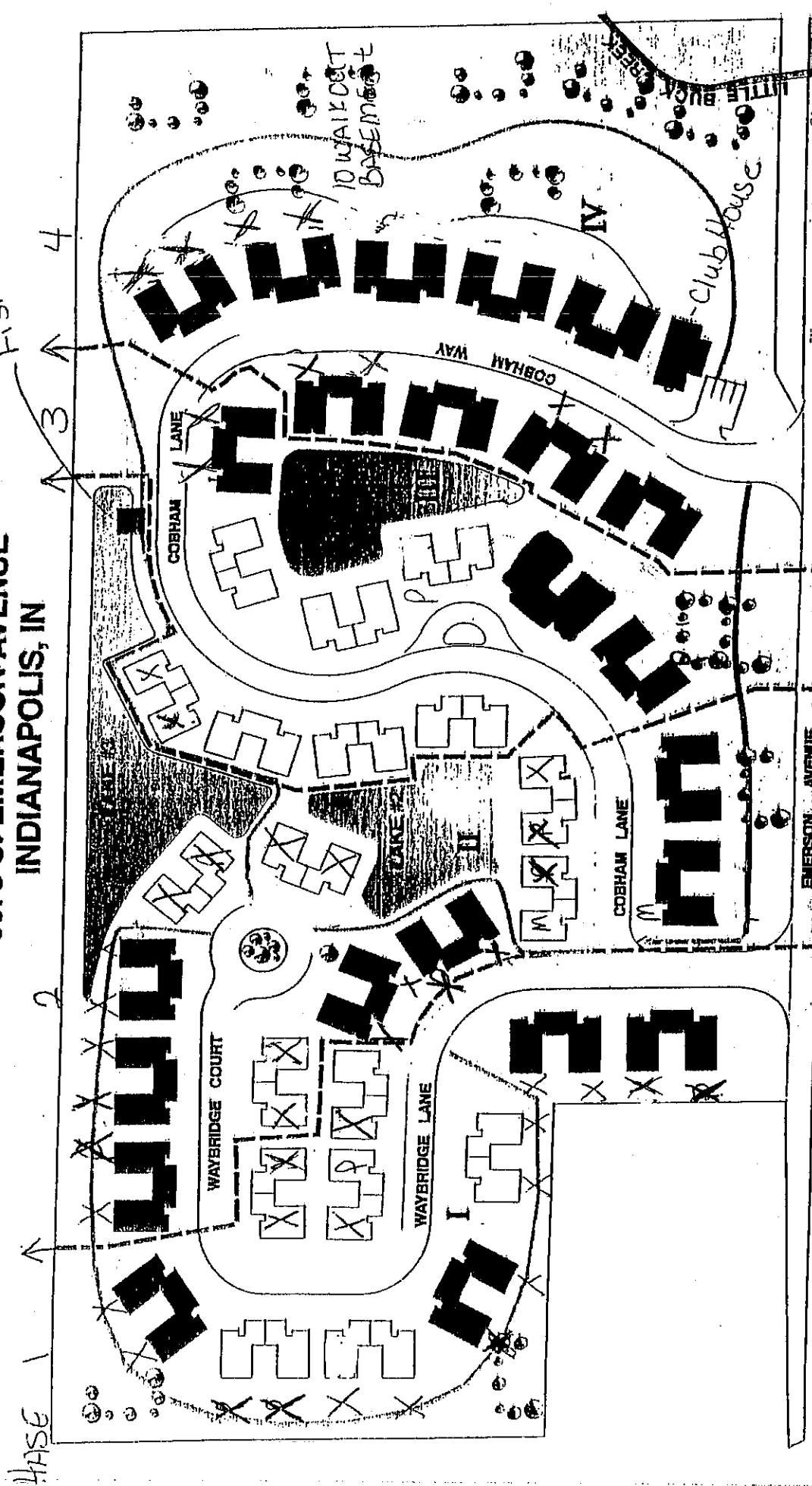
EMERSON WOODS

INDIANAPOLIS, INDIANA



EMERSON WOODS

6675 S. EMERSON AVENUE
INDIANAPOLIS, IN

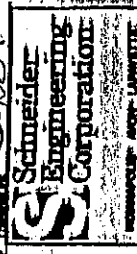


2 BEDROOM UNITS: DAHLIA
 3 BEDROOM UNITS: TRILLIUM
 Lg. 88C

| PHASE | 2-BDRM UNITS | 3-BDRM UNITS | TOTAL |
|-------|--------------|--------------|-------|
| I | 12 | 0 | 12 |
| II | 10 | 10 | 20 |
| III | 16 | 4 | 20 |
| IV | 0 | 10 | 10 |

X - SOLD
 M - model
 P - pending

\$7000 north coast
 snow-removal, grass
 gutters, roof, painting
 clubhouse, etc.



19 ACRES

82

EMERSON WOODS LLC,
PRICING
7-20-98

PHASE II PRICING

DAHLIA-----SMALL 2- BR. UNIT, WITH SUNROOM AND FIRE
PLACE. LIVING AREA 1356 SF. GARAGE 385 SF.
\$125,900

TRILLIUM-----LARGE 2- BR. UNIT, WITH SUNROOM AND FIRE
PLACE. LIVING AREA 1626 SF. GARAGE 385 SF.
\$137,700

TRILLIUM----3 OR 4 BR. UNIT, WITH SUNROOM AND FIREPLACE,
WALKOUT LIVING AREA 1626 SF. BASEMENT 700 SF. = 2326 SF.
BASEMENT TOTAL LIVING AREA. GARAGE 385 SF.
\$185,200

**PRICING INCLUDES LOTS
LAKE LOTS \$2000- \$4000 MORE

HOMES LEFT IN PHASE I

DAHLIA'S

5139 WAYBRIDGE LANE \$119,950

TRILLIUM'S

6538, 6542, 6546 PRICE \$132,700