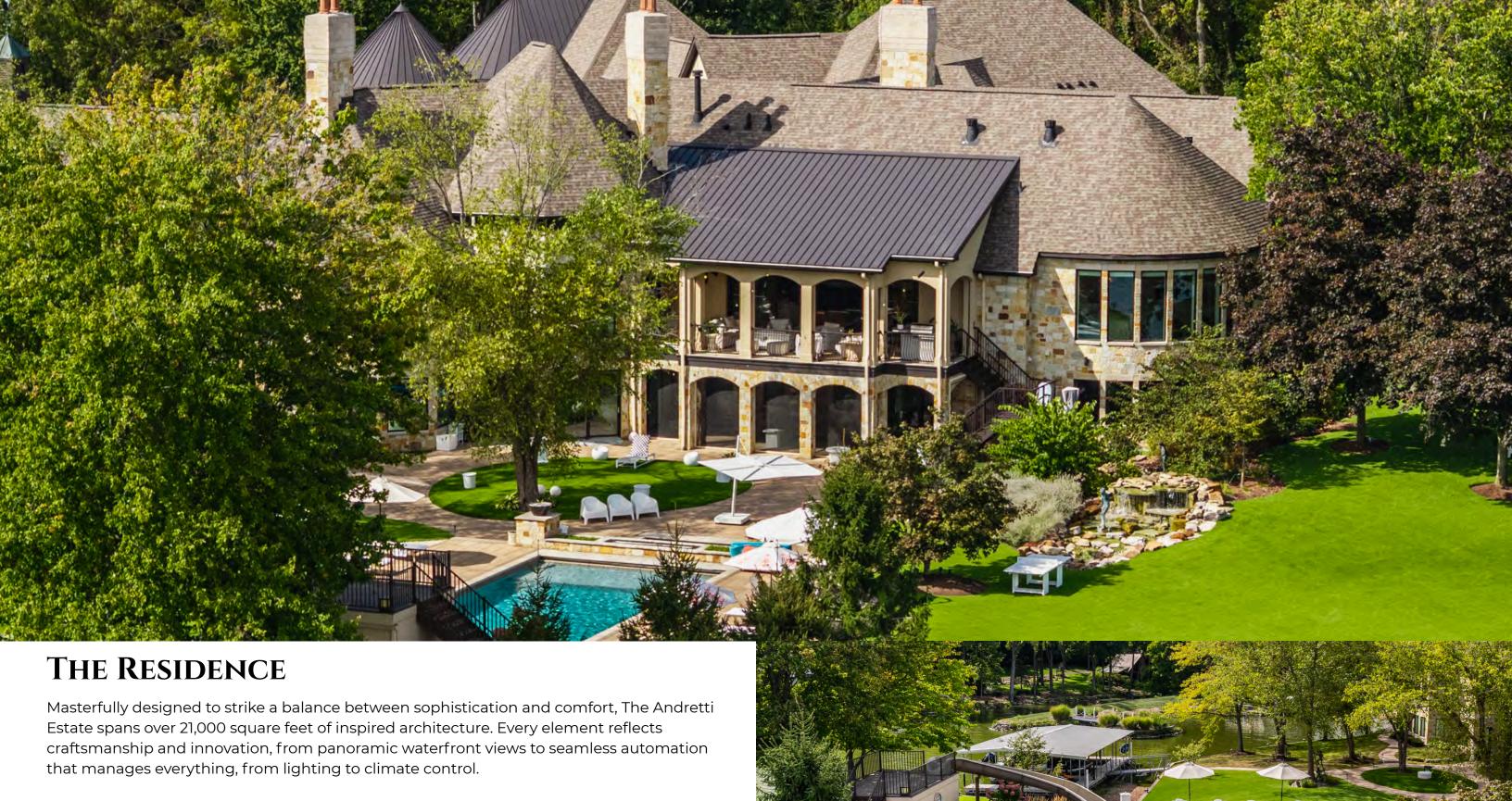


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10606 BROOKS SCHOOL ROAD
FISHERS, INDIANA 46037



Grand gathering rooms flow seamlessly into quiet retreats, creating spaces that foster connection, relaxation, and refined entertaining. The result is a home that embodies elegance, privacy, and modern luxury along the shores of Geist Reservoir.

With 9 bedrooms, 9 full and 3 half baths, 7 fireplaces, laundry rooms on each level, an elevator reaching all three floors, 13 HVAC systems, and a whole-house generator, every element reflects thoughtful design and meticulous planning.









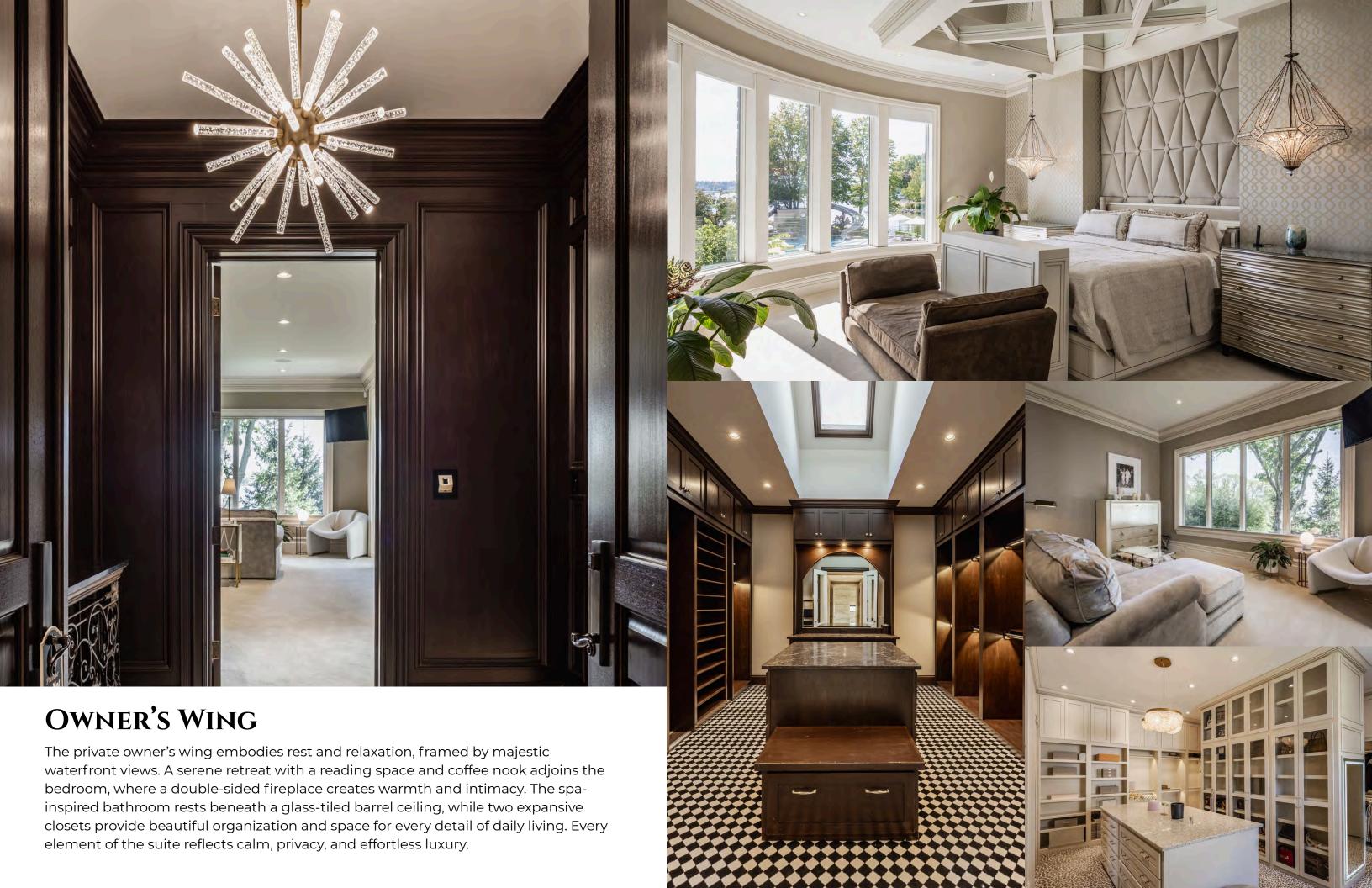




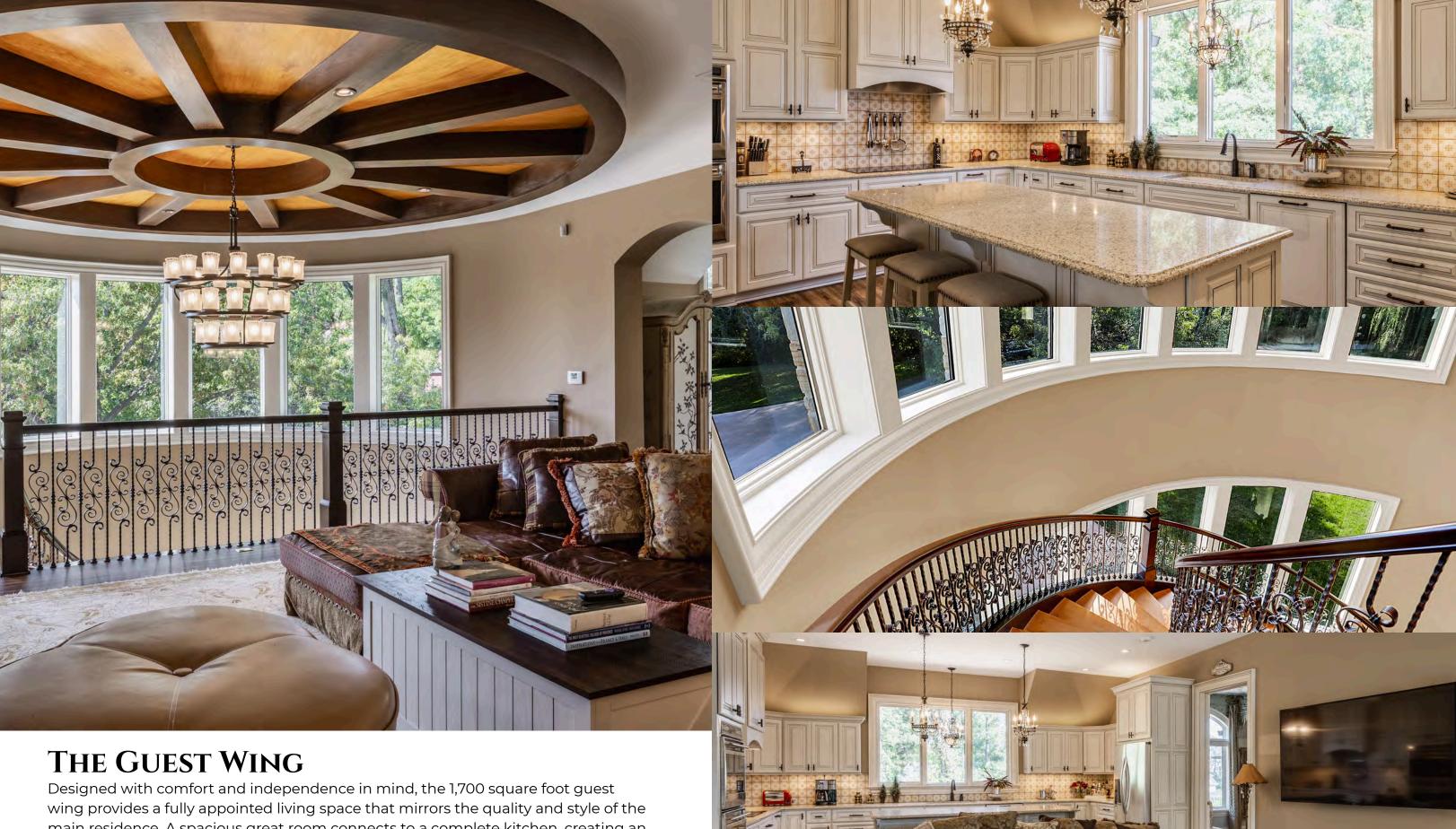




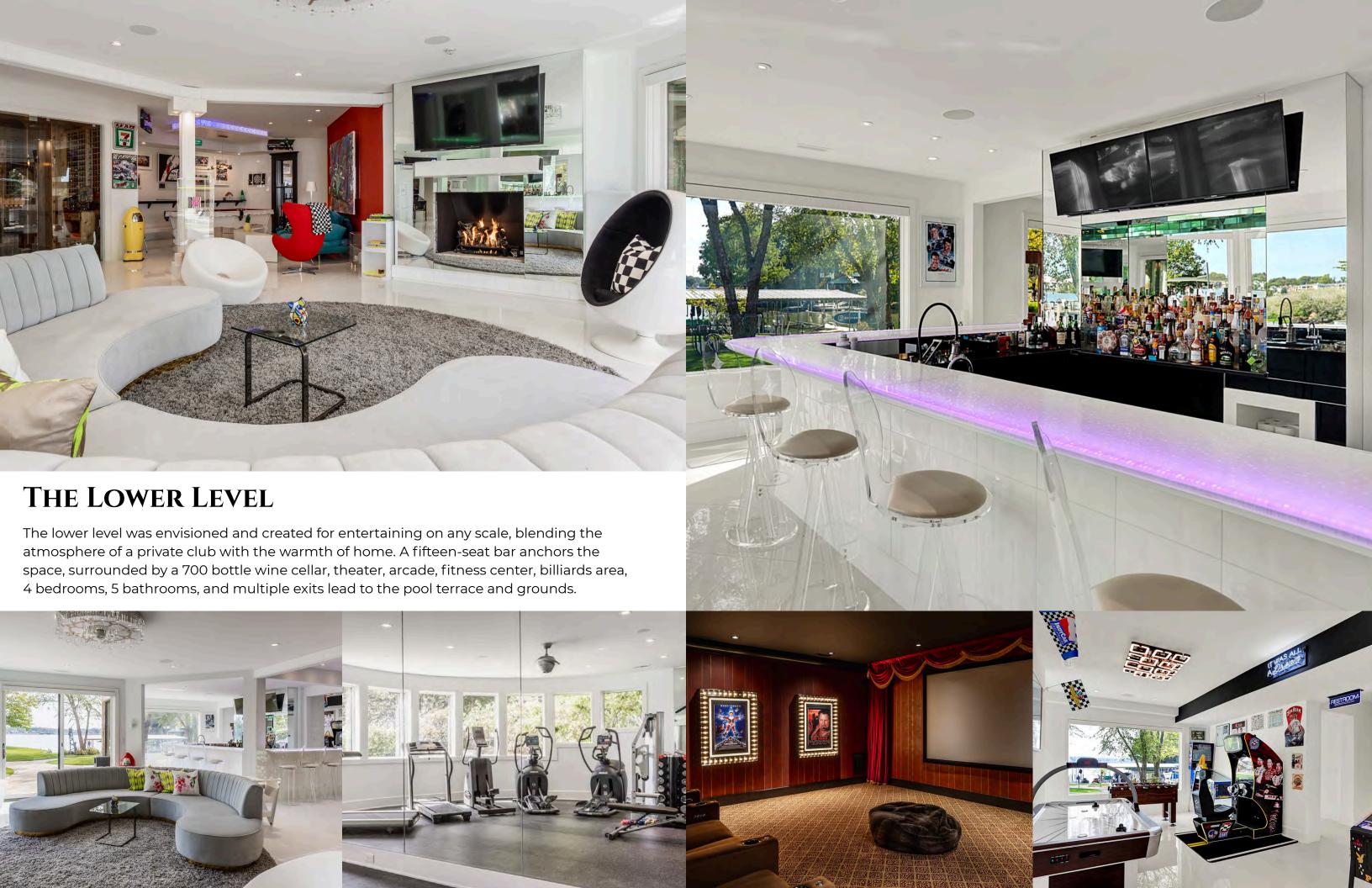








Designed with comfort and independence in mind, the 1,700 square foot guest wing provides a fully appointed living space that mirrors the quality and style of the main residence. A spacious great room connects to a complete kitchen, creating an inviting setting for extended stays. Two private bedroom suites, each with its own bath, offer privacy and relaxation, while a dedicated laundry room and direct garage access add convenience. Every detail reflects thoughtful design, allowing guests to experience the estate's elegance with a true sense of hospitality.







THE GARAGES

Purposefully designed for the collector and enthusiast, the estate offers more than 5,500 square feet of finished, climate-controlled garage space with 12+ bays. Built-in cabinetry provides organization and function, while the immaculate finishes mirror the craftsmanship found throughout the residence.

Direct access to the main house, guest wing, and carriage house adds convenience, and the sheer scale of the space allows for easy display, storage, and maintenance. Every element was curated to complement both practicality and prestige.



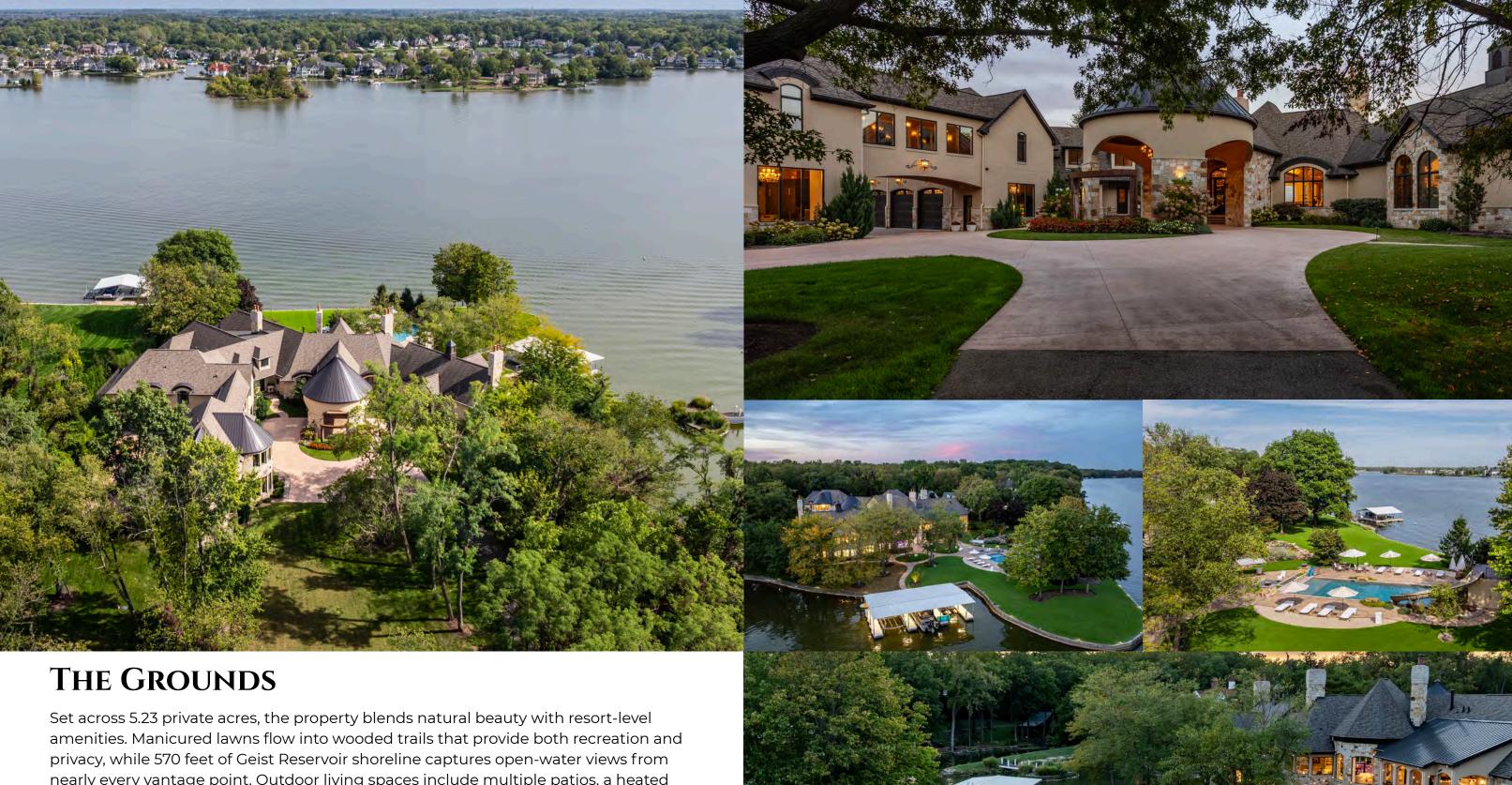


THE CARRIAGE HOUSE

Thoughtfully placed near the gated entrance, the carriage house was completed in 2023 and provides two independent 900-square-foot apartments. Each residence includes a kitchen, living room, bedroom, full bathroom, laundry, and two-car garage,

offering ideal accommodations for guests, extended family, or estate staff. Finished with the same attention to quality and detail as the main home, the carriage house extends the property's sophistication and versatility.

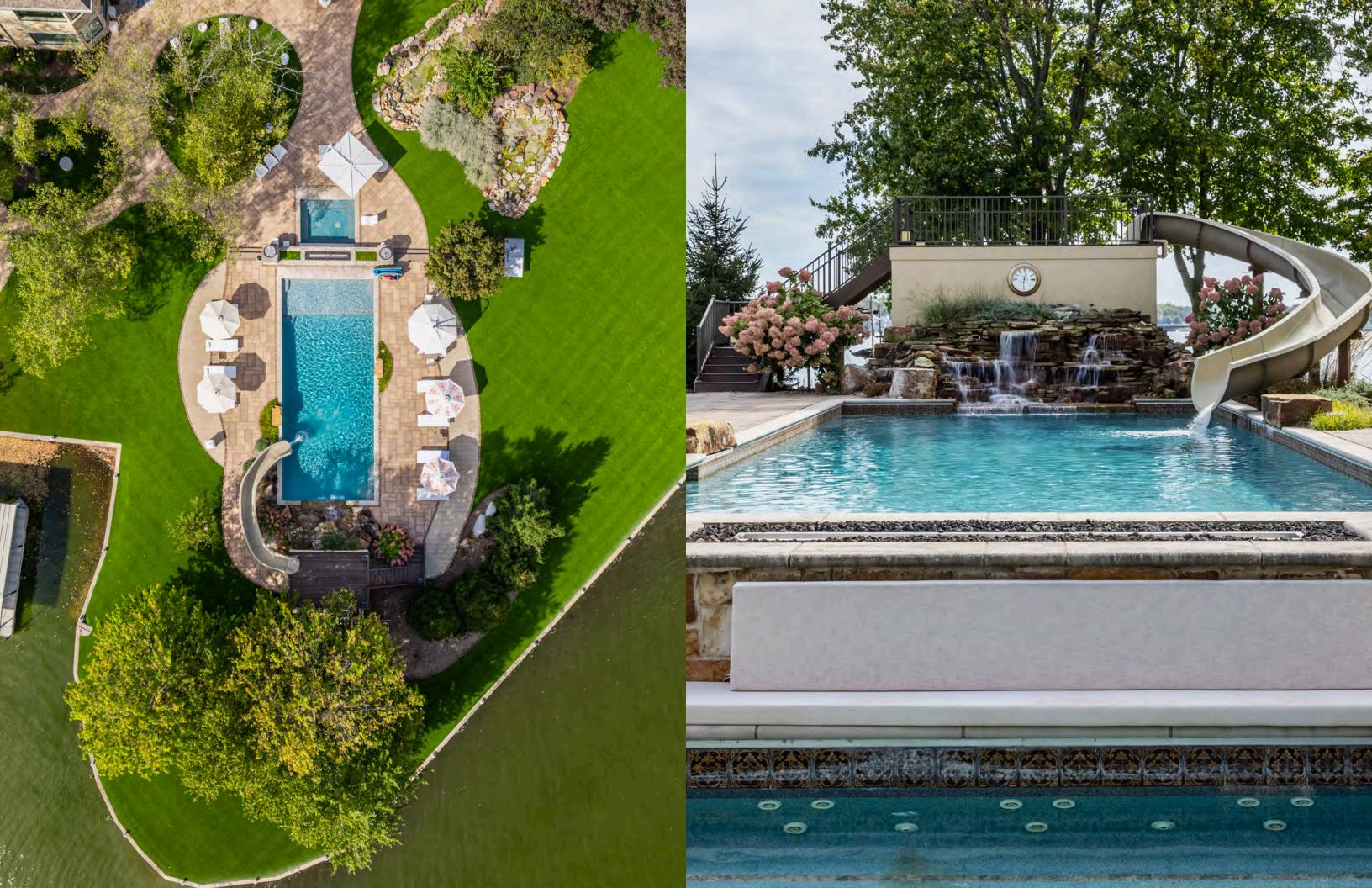




Set across 5.23 private acres, the property blends natural beauty with resort-level amenities. Manicured lawns flow into wooded trails that provide both recreation and privacy, while 570 feet of Geist Reservoir shoreline captures open-water views from nearly every vantage point. Outdoor living spaces include multiple patios, a heated veranda, and a 50-foot gunite pool with waterfalls, fire features, and a jacuzzi. A three-slip boat dock, children's play cottage with heat and AC, and expansive green spaces complete the setting, creating an environment where elegance and recreation exist in perfect harmony.

Full architectural plans are available for a 4,400-square-foot Sports Building addition, thoughtfully designed to complement the estate, but not yet constructed.







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