



**Residential/Condo**

**Media:** 12

**BLC#:** 21044964    **RES**    **Status:** Active    **Area:** 4912    **LP:** \$400,000  
**#349 N PARK AV**    **Lt:** 39.7726    **Ln:** -86.1471    **Map:** North 3 East 5  
**Town:** #INDIANAPOLIS    **Twp:** Center Ne    **Zip:** #46202    **School:** Indianapolis Public Schools  
**Legal:** #FLETCHERS SUB EX 5FT    **Section:**    **Lot:** 7  
**Tax ID:** MAR1022213    **County:**#MARION    **Yr Built:** #1910    **Semi-Tax:** \$2,074  
**Subdiv:** #FLETCHERS SUB EX 5FT    **Tax Exempt:** HmTxEx    **Tax Year Due:** #2010  
**Builder/Project/Contractor:**    **Const.Stage:**    **Solid Waste** Y    **Est DC:**

**Approx. Room Sizes/Descriptions**

	L	F	W		L	F	W		
<b>Living:</b>	16x15	M	C	Y	<b>Master:</b>	16x14	U	C	Y
<b>Family Rm:</b>	15x14	M	C	Y	<b>2nd:</b>	16x14	U	C	Y
<b>Great Rm:</b>	32x32	U	C	Y	<b>3rd:</b>	14x10	U	C	Y
<b>Dining:</b>	15x14	M	C	Y	<b>4th:</b>	13x13	U	C	Y
<b>Kitchen:</b>	16x14	M	C	Y	<b>Opt Rm 1:</b>	DENLB	M	H	Y
<b>Brkfst Rm:</b>					<b>Opt Rm 2:</b>	LNDRY	M	C	Y
<b>Opt Rm 3:</b>					<b>Opt Rm 4:</b>				

**Bd:** 4  
**Rooms:** 11  
**Floor#:**  
**Unit Entry Level:**  
**Levels:** 2 Levels  
**Baths:** 3  
**Parking:**  
**Bas:** Y/Unfinished  
**Foundation:** Basement-Brick

	SqFt	FB	HB
<b>Upper:</b>	2,096	<b>Upper Bth:</b>	2 0
<b>Main:</b>	#1,350	<b>Main Bth:</b>	0 1
<b>Approx M/U Total:</b>		3,446	<b>Bsmt Bth:</b> 0 0
<b>Basement:</b>	#832	<b>Total:</b>	2 1
<b>Approx M/U &amp; BSMNT:</b>	4,278		
<b>% Finished Basement:</b>	0-25%		
<b>Source:</b>	Floorplans		

**Fireplace:** 2/Den/Library, LivingRoom

**Garage:** Y/3CATC/HEATD

**Directions**

From N Meridian go east on New York (one way) to Park--go north to 349 on the east side of the street. Located in the heart of Historic Lockerbie Square.

**Property Description**

Location, location! The epicenter of Lockerbie Square. A completely unique historic home that boasts a gracious entry, lovely curved staircase, and a treasure trove of fine period reclaimed woodwork and doors. A recent addition yielded an attached heated & finished 3-car garage and a large vaulted ceiling great room complete with a mini-kitchen. Storage abounds in this home's finished attic (not included in sq ft) and many closets. Updates to roof, HVAC, electrical and more. Crtryds surround!

**Description**

**Life Style:** Detached    **Arch Style:** Historic  
**Master BR:**  
**Appl:** Dishwasher, Microwave, O/RElec, Refrigratr  
**Equip:** SecAlrmPd

**Exterior:** Brick, Wood  
**Areas:** DenLibrary, FamilyRoom, FoyerLarge, LndryRmMn, Office  
**Porch:** PorchOpen, PatioOpen  
**Eating Area:** EatInKitch, FormalDR, SeparateRm, BrkfstBar  
**Interior Amen:** AtticAcces, B/InBkShlv, CeilVaultd, HrdwdFloor, WdWkPaintd

**Lot Info:**  
**Lot Size:** #0.00 AC    **Acres:** <1/4 Acre    **# of Acr:** #0.00

**Exterior Amen:**  
**Condo Description:**

**Utilities**

**Heating:** ForcedAir    **Fuel:** Gas    **Primary Water Src:** MunWtrConn  
**Cooling:** CentrElec    **Water Htr:** Gas    **Primary Sewage Disp:** MunSwrConn  
**Utility Option:**

**Financial/Association Information**

**Poss Fincg:**    **Ownshp Int:** None    **Fee Pd:**    **Fee Amt:**  
**Fee Includes:**

**Office Information**

**Disc:**    **Disclosure Other:** Defects/NN  
**Insp/Warr:** Not Applicable  
**Poss:** Negotiable  
**Listing Firm:** Sycamore Group

Listing #: 21044964

349 N PARK AV

INDIANAPOLIS

in

46202



Requested by: Joe Everhart

Information Deemed Reliable But Not Guaranteed. (c) MIBOR 2003-2007

**Listing #:** 21044964

349 N PARK AV

INDIANAPOLIS in

46202