



Residential/Condo

Media: 11

BLC#: 21000617 **RES** **Status:** Active **Area:** 4912 **LP:** \$350,000
#1620 N ALABAMA ST **Lt:** 39.7890 **Ln:** -86.1523 **Map:** North 16 East 4
Town: #INDIANAPOLIS **Twp:** Center Ne **Zip:** #46202 **School:** Indianapolis Public Schools
Legal: #ALLEN & ROOTS NORT **Section:** **Lot:** 73 **County:** #Marion
Tax ID: 490636158026000101 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** \$1,113
Subdiv: #ALLEN & ROOTS NORTH **Tax Exempt:** HmTxEx, MortTaxEx **Tax Year Due:** 2010
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** #1996 **Est.Comp Date:**

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	26x20	M	H	N	Master:	16x12	U	C	N
Family Rm:					2nd:	15x11	U	C	N
Great Rm:					3rd:	14x15	U	C	Y
Dining:	14x11	M	H	N	4th:				
Kitchen:	15x13	M	H	N	Loft:	11x07	U	C	N
Brkfst Rm:									
LaundryRm:	05x05	U	V	N					

Bd: 3
Rooms: 8
Floor#:
Unit Entry Level:
Levels: 2 Levels
Baths: 3
Parking:
Bas: N
Foundation: Slab
Loc:

	SqFt	FB	HB
Upper:	1,148	Upper Bth:	2 0
Main:	#1,148	Main Bth:	0 1
Approx M/U Total:		2,296	Bsmt Bth: 0 0
Basement:	0	Total:	2 1
Approx M/U & NOBSM:		2,296	
% Finished Basement:			DOM: 752
Source: Assessor			CDOM: 124

Fireplace: 1/GasLog, LivingRoom

Garage: Y/3CDTC

Directions

Take 16th St east from Meridian to Alabama. Go north on Alabama to 1620 on the west side of the street. Located in Historic Herron Morton just south of the neighborhood park.

Property Description

Absolutely fabulous-need we say more? Top-notch renovation of a newer Herron-Morton home. What is special about this home is the feeling of elegance tempered with simplicity and quiet good taste. New hardwood floors, kitchen, master bath and custom built-ins have been recently introduced. The open floorplan and numerous windows combine to give you a feeling of spaciousness. The first floor sunroom has several banks of windows!! Large master suite & marble bath.

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information

Great built-in storage, large 3-car garage with storage area above. The master suite is very large with a new marble bath, double sinks, huge soaking tub and an office/sitting/loft area. BAC for none BLC members will be 1.5%. Seller is in the process of completing 3rd bedroom renovation.

Description

Life Style: Detached **Arch Style:** TradAmer **Exterior:** CompSidCmt **Porch:** PorchCovrd, PatioOpen
Master BR: 2ndMstrBR, DblSinks, FTubSepShr, WalkInClos **Areas:** BonusRoom, FoyerSmall, LaundryRm, LoftArea, SunRoom
Appl: Dishwasher, Dryer, GrbgDispsl, MicroHood, O/RElec, Refrigratr, WineClUnit **Eating Area:** BrkfstBar, FormalDR
Equip: SmokeAlarm **Interior Amen:** CeilRaised, CeilVaultd, HrdwdFloor, StrmsCompt, WalkInClos
Lot Info: Sidewalks, StormSewer, StrtLights, TreeMature **Exterior Amen:**
Lot Size: 40x156 **Acres:** <1/4 Acre **# of Acr:** #0.00 **Condo Description:**

Utilities

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

Financial/Association Information

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

Office Information

SYGR01 : Sycamore Group **OP:** 317-722-4350 **OF:** **Fdbk Email:** joe@jeverhart.com
LAgnt: 5556 : Joe Everhart **Pref:** 317-916-1052 **PF:** 317-916-1053 **Show:** 317-955-5555 **Fdbk:** 317-916-1052
Team Name: **Hm:** 317-916-1052 **Ofc Ext:** 0 **Cell:** **VM:**
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** **Toll:**
Con1: **Poss:** Negotiable **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 01/04/2010 **BAC:** %3
Disc: **Disc Other:** DEFNN **XD:** 07/05/2012 **Entry Date:** 01/05/2010
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 01/05/2012

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IN 46202

