



Residential/Condo

Media: 12

BLC#: 21000879 **RES** **Status:** Active **Area:** 4912 **LP:** \$750,000
1531 BROADWAY ST **Lt:** 39.7875 **Ln:** -86.1462 **Map:** North 14 East 6
Town: INDIANAPOLIS **Twp:** Center Ne **Zip:** 46202 **School:** Indianapolis Public Schools
Legal: O BUTLERS ADD TO COL **Section:** **Lot:** 76
Tax ID: MAR1041422 **County:** MARION **Yr Built:** 1900 **Semi-Tax:** \$4,563
Subdiv: O BUTLERS ADD TO CO **Tax Exempt:** MortTaxEx, HmTxEx **Tax Year Due:** 2010
Builder/Project/Contractor: **Const.Stage:** **Solid Waste N** **Est DC:**

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	22x16	M	H	N	Master:	22x16	U	H	N
Family Rm:					2nd:	17x15	U	C	N
Great Rm:					3rd:	15x14	U	H	N
Dining:	18x14	M	H	N	4th:	18x14	U	C	N
Kitchen:	16x16	M	H	N	Opt Rm 1:	BONUS	M	H	N
Brkfst Rm:					Opt Rm 2:	FINAT	U	H	N
Opt Rm 3:	BONUS	M	H	N	Opt Rm 4:				

Bd: 4
Rooms: 13
Floor#:
Unit Entry Level:
Levels: 3 Levels
Baths: 4
Parking:

	SqFt	FB	HB
Upper:	3,432	Upper Bth:	3 0
Main:	1,796	Main Bth:	0 1
Approx M/U Total:	5,228	Bsmt Bth:	0 0
Basement:	858	Total:	3 1
Approx M/U & BSMNT:	6,086		
% Finished Basement:	0-25%		
Source:	Assessor		

Bas: N/Unfinished, FinCeiling
Foundation: Basement-Brick

Fireplace: 2/DiningRoom, MasterBdRm
Garage: Y/4CDTC/FINGR,HEATD,GROPN

Directions

North on Delaware to 13th street - go east on 13th to Broadway - north to home on east side of the street

Property Description

Belle epoque Old Northside estate with expansive grounds and a large 4-car garage with rental. The level of finish and renovation that is rarely lavished on a vintage home. Period details still intact include working gas lights, woodwork, built-in shutters and more. Upgrades demanded by today's buyers have all been addressed in a no-stone-left-untuned renovation: kitchen w/furniture grade cabinetry/granite & luxury baths.Exterior paint is truly a work of art.Additional lots are available.

Description

Life Style: Detached **Arch Style:** Victorian
Master BR: WalkinClos
Appl: CookTopGas, Dishwasher, OvenDouble, RefBltn
Equip: SecAlrmPd

Exterior: Wood
Areas: BonusRoom, DenLibrary, FamilyRoom, FoyerLarge, LndryRmUp
Porch: PatioOpen, PorchCovrd
Eating Area: CntrIsland, FormalDR, KitUpdated, PntryWkln
Interior Amen: AtticStrwy, HrdwdFloor, WalkInClos, WdWkStaind, B/InBkShlv, AtticAcces

Lot Info: StrtLights, TreeMature, StormSewer, Sidewalks
Lot Size: 119x169 **Acres:** 1/2-1 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 #: 21000879

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Requested by: Joe Everhart

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

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