



**Residential/Condo**

Media: 1

**BLC#:** 21003620    **CND**    **Status:** Active    **Area:** 4903    **LP:** \$408,105  
**6430 #B MERIDIAN PW**    **Lt:** 39.6725    **Ln:** -86.1649    **Map:** North 64 East 1  
**Town:** INDIANAPOLIS    **Twp:** WASHINGTON    **Zip:** 46260    **School:** Washington Township  
**Legal:** WOODMONT TWO COND    **Section:**    **Lot:** C  
**Tax ID:** MAR8063230    **County:** MARION    **Yr Built:** 2005    **Semi-Tax:** \$4,571  
**Subdiv:** WOODMONT TWO COND    **Tax Exempt:** None    **Tax Year Due:** 2009  
**Builder/Project/Contractor:**    **Const.Stage:**    **Solid Waste N**    **Est DC:**

**Approx. Room Sizes/Descriptions**

	L	F	W		L	F	W		
<b>Living:</b>	26	x	17	M O N	<b>Master:</b>	18	x	13	M O N
<b>Family Rm:</b>					<b>2nd:</b>	14	x	12	M O N
<b>Great Rm:</b>					<b>3rd:</b>	14	x	11	M O N
<b>Dining:</b>	17	x	09	M O N	<b>4th:</b>				
<b>Kitchen:</b>	11	x	10	M O N	<b>Opt Rm 1:</b>	DENLB			M O N
<b>Brkfst Rm:</b>	11	x	10	M O N	<b>Opt Rm 2:</b>	LNDRY			M O N
<b>Opt Rm 3:</b>					<b>Opt Rm 4:</b>				

**Bd:** 3  
**Rooms:** 13  
**Floor#:** 2  
**Unit Entry Level:** 1  
**Levels:** 1 1/2 Levels  
**Baths:** 3  
**Parking:**  
**Bas:** N  
**Foundation:** Slab

	SqFt	FB	HB
<b>Upper:</b>	0	<b>Upper Bth:</b>	0 0
<b>Main:</b>	3,032	<b>Main Bth:</b>	3 0
<b>Approx M/U Total:</b>	3,032	<b>Bsmt Bth:</b>	0 0
<b>Basement:</b>	0	<b>Total:</b>	3 0
<b>Approx M/U &amp; NOBSM:</b>	3,032		
<b>% Finished Basement:</b>			
<b>Source:</b>	Builder		

**Fireplace:** 1/LivingRoom

**Garage:** Y/2CATC

**Directions**

Meridian Street north to Arden Drive. East to Woodmont entrance on north side of Arden Drive

**Property Description**

Huge Price Reduction! Woodmont is one of Meridian Hills most sot after locations. Large open concept floor plans with private terraces, luxurious master suites, and maintenance free living. Convenient location to everything on the northside and Broadriple. Unit is currently a white box, but price includes to be customized to your taste.

**Description**

**Life Style:** Attached    **Arch Style:** TradAmer    **Exterior:** Brick  
**Master BR:** Suite, WalkinClos, Patio    **Areas:** DenLibrary, Foyer2Story, LaundryRm  
**Appl:** None    **Porch:** PorchOpen  
**Equip:** SmokeAlarm    **Eating Area:** BrkfstRoom, CntrlIsland, FormalDR  
**Interior Amen:** CeilRaised, CeilTray, ScrnsCompt, WinTherml

**Lot Info:**    **Exterior Amen:**  
**Lot Size:** 0    **Acres:** <1/4 Acre    **# of Acr:** 0.17    **Condo Description:** BldgPrivateEntry

**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:** Conventnl    **Ownshp Int:** HPR    **Fee Pd:** Monthly    **Fee Amt:** \$487  
**Fee Includes:** AssocHmOwn, EntryPriv, InsBldHaz, InsCommon, Lawncare, MaintAllGrd, MaintBldExt, MaintCommon, ProfMgmt, RemvlSnow

**Office Information**

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

Listing #: 21003620

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INDIANAPOLIS

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46260

