



Residential/Condo

Media: 8

BLC#: 21007232 **RES** **Status:** Active **Area:** 4903 **LP:** \$350,000 *
4450 N COLLEGE AV **Lt:** 39.8373 **Ln:** -86.1452 **Map:**
Town: INDIANAPOLIS **Twp:** WASHINGTON **Zip:** 46205 **School:** Indianapolis Public Schools
Legal: OLIVER JOHNSONS WOODS **Section:** **Lot:** 0
Tax ID: MAR8014846 **County:** MARION **Yr Built:** 1922 **Semi-Tax:** \$0
Subdiv: OLIVER JOHNSONS WOODS **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:	23x20	M	C	Y	Master:	19x14	U	H	Y
Family Rm:	29x20	M	H	N	2nd:	19x14	U	H	Y
Great Rm:					3rd:	20x14	U	H	Y
Dining:	16x15	M	C	Y	4th:	18x12	U	H	Y
Kitchen:	17x12	M	V	N	Opt Rm 1:	DENLB	M	C	Y
Brkfst Rm:	11x10	M	C	Y	Opt Rm 2:	SUNRM	M	T	Y
Opt Rm 3:	BONUS	U	H	Y	Opt Rm 4:	5BDRM	U	H	N

Bd: 5
Rooms: 14
Floor#:
Unit Entry Level:
Levels: 3 Levels
Baths: 6
Parking:
Bas: Y
Foundation: Basement-Block

	SqFt	FB	HB
Upper:	3,526	Upper Bth:	2 1
Main:	2,467	Main Bth:	1 1
Approx M/U Total:	5,993	Bsmt Bth:	0 1
Basement:	2,359	Total:	3 3
Approx M/U & BSMNT:	8,352		
% Finished Basement:	0-25%		
Source:	Assessor		

Fireplace: 2/LivingRoom, MasterBdRm

Garage: Y/2CDTC

Directions

4400 block of N College on the west side of the street. Johnsons Woods

Property Description

Strong, sturdy Johnson's Woods sleeper. This home is quietly elegant with its gracious central hallway, 3 floor staircase, arched doorway, french doors, panelled dining room and built-in bookcases. It is a whopper!-note the sq footage. This home will respond quickly to the loving renovation that it deserves. Expansive front lawn and brick-walled rear car park. Front porch is mammoth w/fr doors off of the living rm and sunrm. Hardwoods under most carpets.

Description

Life Style: Detached **Arch Style:** Colonial **Exterior:** Brick
Master BR: Suite **Areas:** BonusRoom, DenLibrary, FamilyRoom, FoyerLarge, Jk&JilBath
Appl: None **Porch:** PorchOpen, PorchCovrd
Equip: Not Applicable **Eating Area:** BrkfstRoom, FormalDR, Pantry
Lot Info: StormSewer, Sidewalks, TreeMature **Interior Amen:** AtticStrwy, B/InBkShlv, HrdwdFloor, WdWkPaintd, WinVinyl
Lot Size: 100x233 **Acres:** <1/4 Acre **# of Acr:** 0.53 **Exterior Amen:** DrvAsphalt, FencePartl
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: Conventnl **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 #: 21007232

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INDIANAPOLIS

in

46205



Requested by: Joe Everhart

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