



Residential/Condo

Media: 12

BLC#: 21032246 **RES** **Status:** Active **Area:** 4912 **LP:** \$300,000 *

1336 BROADWAY ST **Lt:** 39.7854 **Ln:** -86.1463 **Map:** North 13 East

Town: INDIANAPOLIS **Twp:** Center Ne **Zip:** 46202 **School:** Indianapolis Public Schools

Legal: BUTLERS EXT OF NORTH **Section:** **Lot:** 0

Tax ID: MAR1066839 **County:** MARION **Yr Built:** 1990 **Semi-Tax:** \$2,574

Subdiv: BUTLERS EXT OF NORTH **Tax Exempt:** HmTxEx, MortTaxEx **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:	19x15	M	H	Y	Master:	21x14 U C N
Family Rm:				2nd:	13x12	U C N
Great Rm:				3rd:	13x11	U C N
Dining:	19x13	M	H	Y	4th:	
Kitchen:	19x10	M	O	Y	Opt Rm 1: LOFT	U O N
Brkfst Rm:	10x10	M	O	Y	Opt Rm 2:	
Opt Rm 3:				Opt Rm 4:		

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

SqFt		FB	HB
Upper:	999	Upper Bth:	2 0
Main:	1,089	Main Bth:	0 1
Approx M/U Total:	2,088	Bsmt Bth:	0 0
Basement:	0	Total:	2 1
Approx M/U & NOBSM:	2,088		
% Finished Basement:	0-25%		
Source:	Assessor		

Fireplace: 1/LivingRoom, WoodBurn
Garage: Y/2CDTC

Directions

South on Central Ave or North on College Ave to 13th St. Broadway is one block west of College and 2 blocks east of Central. Old Northside, just north of Mass Ave Arts District.

Property Description

It simply does not get better than this: Location, location (Old Northside close to Mass Ave. and everything downtown) Condition, Condition (many new updates including a gorgeous custom kitchen complete w/ fine cabinets, granite, and cork floors.) Amenities : (large garage w/ flexible 2nd floor and lovely well landscaped pool.) And price - 300K this motivated seller just reduced by an unbelievable 50K!

Description

Life Style: Detached **Arch Style:** TradAmer **Exterior:** Other

Master BR: FTubSepShr, SeeRemarks, Suite, WalkInClos **Areas:** FamilyRoom, FormalLvRm, LndryRmUp, LoftArea, SunRoom

Appl: Dishwasher, GrbgDispsl, O/RGas **Porch:** PatioOpen, PorchCovrd

Equip: SecAlrmPd **Eating Area:** BrkfstBar, BrkfstRoom, CntrlIsland, FormalDR

Interior Amen: B/InBkShlv, CeilRaised, WalkInClos, WdWkStnPnt

Lot Info: Corner, Sidewalks, StormSewer, StrtLights **Exterior Amen:**

Lot Size: 0.00 AC **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: 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 #: 21032246

1336 BROADWAY ST

INDIANAPOLIS

in

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Requested by: Joe Everhart

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