



**Residential/Condo**

Media: 7

**BLC#:** 21008441    **RES**    **Status:** Active    **Area:** 4912    **LP:** \$575,000 \*  
**#1421 CENTRAL AV**    **Lt:** 39.7861    **Ln:** -86.1494    **Map:**  
**Town:** #INDIANAPOLIS    **Twp:** Center Ne    **Zip:** #46202    **School:** Indianapolis Public Schools  
**Legal:** #BRADSHAW & BUTLERS    **Section:**    **Lot:** 3,4  
**Tax ID:** MAR1011691    **County:** #MARION    **Yr Built:** #1900    **Semi-Tax:** #0  
**Subdiv:** #BRADSHAW & BUTLER    **Tax Exempt:** None    **Tax Year Due:** #2009  
**Builder/Project/Contractor:**    **Const.Stage:**    **Solid Waste** Y    **Est DC:**

**Approx. Room Sizes/Descriptions**

	L	F	W		L	F	W		
<b>Living:</b>	16x21	M	C	Y	<b>Master:</b>	20x26	U	H	Y
<b>Family Rm:</b>	16x14	M	C	Y	<b>2nd:</b>	20x14	U	H	Y
<b>Great Rm:</b>	16x15	M	C	Y	<b>3rd:</b>	18x13	U	H	Y
<b>Dining:</b>	18x15	M	H	Y	<b>4th:</b>	17x15	U	C	Y
<b>Kitchen:</b>	16x19	M	T	Y	<b>Opt Rm 1:</b>	BONUS	U	C	Y
<b>Brkfst Rm:</b>	09x12	M	O	N	<b>Opt Rm 2:</b>	BONUS	U	C	Y
<b>Opt Rm 3:</b>	OFFIC	B	O	N	<b>Opt Rm 4:</b>	BONUS	U	C	Y

**Bd:** 7  
**Rooms:** 24  
**Floor#:**  
**Unit Entry Level:**  
**Levels:** 2 Levels  
**Baths:** 5  
**Parking:**  
**Bas:** Y  
**Foundation:** Basement-Block

	SqFt	FB	HB
<b>Upper:</b>	5,198	<b>Upper Bth:</b>	4 0
<b>Main:</b>	3,899	<b>Main Bth:</b>	0 1
<b>Approx M/U Total:</b>	9,097	<b>Bsmt Bth:</b>	0 0
<b>Basement:</b>	#2,471	<b>Total:</b>	4 1
<b>Approx M/U &amp; BSMNT:</b>	11,568		
<b>% Finished Basement:</b>	75+%		
<b>Source:</b>	Appraisal		

**Fireplace:** 5/FamilyRm

**Garage:** Y/4CDTC

**Directions**

Meridian street east on 16th street to Central. Home is on the left

**Property Description**

Great period home on estate sized lot! Amenities include cherry paneled walls, hardwoods, coffered ceilings, pocket doors, beveled glass, double stairs, wine cellar and commercial kitchen. The clever business person will see the versatility of this home: Lower level already set up as offices. Large open rooms for entertaining. Income producing carriage house. Multiple suites for possible B&B? Under IHPC jurisdiction.

**Description**

**Life Style:** Detached    **Arch Style:** Historic    **Exterior:** WoodStone  
**Master BR:**    **Areas:** FoyerLarge, BonusRoom, DenLibrary, Office  
**Appl:** CookTopGas, Dishwasher, GrbgDispsl, O/RGas, Refrigeratr    **Porch:** PorchCovrd  
**Equip:** SmokeAlarm    **Eating Area:** FormalDR, EatInKitch  
**Lot Info:** Sidewalks, StormSewer, StrtLights, TreeMature    **Interior Amen:** AtticAcces, HrdwdFloor, CeilRaised, WalkInClos, WinWood  
**Lot Size:** 95x245    **Acres:** 1/4-1/2 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:** 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

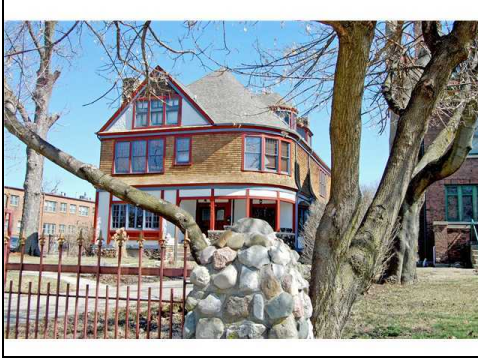
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Requested by: Joe Everhart

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

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