



**Residential/Condo**

Media: 10

**BLC#:** 21036335    **CND**    **Status:** Active    **Area:** 4912    **LP:** \$315,000  
**#624 E WALNUT ST U #: 32**    **Lt:** 39.7762    **Ln:** -86.1461    **Map:** North 6 East 6  
**Town:** #INDIANAPOLIS    **Twp:** Center Ne    **Zip:** #46204    **School:** Indianapolis Public Schools  
**Legal:** #MILL NO. 9 LOFTS HPR U    **Section:**    **Lot:** 0  
**Tax ID:** MAR1103466    **County:** #MARION    **Yr Built:** #2004    **Semi-Tax:** # \$1,660  
**Subdiv:** #MILL NO. 9 LOFTS HPR U    **Tax Exempt:** HmTxEx, MortTaxEx    **Tax Year Due:** #2010  
**Builder/Project/Contractor:**    **Const.Stage:**    **Solid Waste Y**    **Est DC:**

**Approx. Room Sizes/Descriptions**

	L	F	W		L	F	W		
<b>Living:</b>	18x15	M	H	Y	<b>Master:</b>	14x14	M	H	Y
<b>Family Rm:</b>					<b>2nd:</b>	14x13	M	H	Y
<b>Great Rm:</b>					<b>3rd:</b>				
<b>Dining:</b>	17x12	M	H	N	<b>4th:</b>				
<b>Kitchen:</b>	13x12	M	H	N	<b>Opt Rm 1:</b>	DENLB	M	H	Y
<b>Brkfst Rm:</b>					<b>Opt Rm 2:</b>	LNDRY	M	H	N
<b>Opt Rm 3:</b>					<b>Opt Rm 4:</b>				

**Bd:** 2  
**Rooms:** 6  
**Floor#:** 3  
**Unit Entry Level:** 1  
**Levels:** 1 Level  
**Baths:** 2  
**Parking:** 17

**Bas:** N  
**Foundation:** Basement-Block

	SqFt	FB	HB
<b>Upper:</b>	0	0	0
<b>Main:</b>	#1,590	2	0
<b>Approx M/U Total:</b>	1,590	0	0
<b>Basement:</b>	#0	2	0
<b>Approx M/U &amp; NOBSM:</b>	1,590		
<b>% Finished Basement:</b>			
<b>Source:</b> Assessor			

**Fireplace:** 0  
**Garage:** Y/1CATC/ASIGN

**Directions**

East on Mass Ave. - turn south on Park. Turn east on Walnut to Mill 9

**Property Description**

Celebrate Downtown living at its best. Large Two bedrooms plus an office or den. Some of Indy's best independent restaurants, theatres and galleries are only steps away. This unit offers soaring ceilings, original hardwood floors, a large wall of windows and an open & versatile floorplan. You will appreciate the current owner's attention to detail and pride of ownership. Excellent HOA board devoted to planning, maintenance, security, and communication. Two parking spaces, one in the garage.

**Description**

**Life Style:** Attached    **Arch Style:** Historic  
**Master BR:** DbISinks, FTubSepShr, MainLevel, Suite, WalkInClos  
**Appl:** Dishwasher, GrbgDispsl, MicroHood, O/RElec, Refrigratr  
**Equip:** Intercom, SmokeAlarm, ElevCommon

**Exterior:** Brick  
**Areas:** DenLibrary, LndryInUnit, LndryRmMn  
**Porch:**  
**Eating Area:** BrkfstBar, FormalDR, DinComb/GR  
**Interior Amen:** CeilRaised, HrdwdFloor, ScrnsCompt, WalkInClos, WdWkStnPnt, WinVinyl

**Lot Info:**  
**Lot Size:** #0.03 AC    **Acres:** <1/4 Acre    **# of Acr:** #0.00

**Exterior Amen:**  
**Condo Description:** BldgCommonEntry

**Utilities**

**Heating:** ForcedAir    **Fuel:** Electric    **Primary Water Src:** MunWtrConn  
**Cooling:** CentrElec    **Water Htr:** Electric    **Primary Sewage Disp:** MunSwrConn  
**Utility Option:**

**Financial/Association Information**

**Poss Fincg:** Conventnl    **Ownshp Int:** HPR    **Fee Pd:**    **Fee Amt:**  
**Fee Includes:**

**Office Information**

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

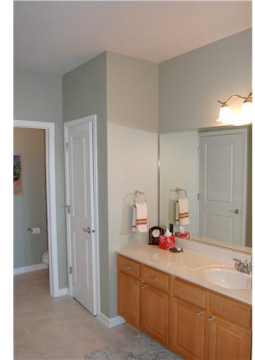
Listing #: 21036335

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INDIANAPOLIS

IN

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Requested by: Joe Everhart

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