



**Residential/Condo**

**Media:** 12

**BLC#:** 21012221    **RES**    **Status:** Active    **Area:** 4903    **LP:** \$260,000  
**6115 CARROLLTON AV**    **Lt:** 39.8660    **Ln:** -86.1447    **Map:** North 61 East 8  
**Town:** INDIANAPOLIS    **Twp:** WASHINGTON    **Zip:** 46220    **School:** Indianapolis Public Schools  
**Legal:** COIL PARK N 1/2 L5    **Section:**    **Lot:** 5    **Semi-Tax:** \$1,298  
**Tax ID:** MAR8016796    **County:** MARION    **Yr Built:** 1915    **Tax Year Due:** 2009  
**Subdiv:** COIL PARK N 1/2 L5    **Tax Exempt:** HmTxEx, MortTaxEx    **Est DC:**  
**Builder/Project/Contractor:**    **Const.Stage:**    **Solid Waste Y**

**Approx. Room Sizes/Descriptions**

	L	F	W		L	F	W
<b>Living:</b>	26	x	14	<b>Master:</b>	12	x	11
<b>Family Rm:</b>				<b>2nd:</b>	12	x	10
<b>Great Rm:</b>				<b>3rd:</b>	10	x	09
<b>Dining:</b>	15	x	13	<b>4th:</b>			
<b>Kitchen:</b>	18	x	12	<b>Opt Rm 1:</b>			
<b>Brkfst Rm:</b>				<b>Opt Rm 2:</b>			
<b>Opt Rm 3:</b>				<b>Opt Rm 4:</b>			

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

**Bas:** Y  
**Foundation:** Basement-Block

	SqFt	FB	HB
<b>Upper:</b>	784	<b>Upper Bth:</b>	1 0
<b>Main:</b>	861	<b>Main Bth:</b>	0 1
<b>Approx M/U Total:</b>	1,645	<b>Bsmt Bth:</b>	0 0
<b>Basement:</b>	784	<b>Total:</b>	1 1
<b>Approx M/U &amp; BSMNT:</b>	2,429		
<b>% Finished Basement:</b>	0-25%		
<b>Source:</b>	Assessor		

**Fireplace:** 1/GasLog, LivingRoom

**Garage:** Y/3CDTC/STORG

**Directions**

Broadripple Ave to Carrollton - South to 6115 Carrollton

**Property Description**

This specimen bungalow is located on one of Broadripples most pleasant streets. Perfectly located just footsteps to some of Indy's best independant restaurants and shops. A very intact craftsman interior awaits: natural woodwork, built-ins, inlaid floors, fireplace and great closet storage throughout. The updated kitchen has much counterspace and it is open to the casual eating area. Recent updates include a wonderful new bath, period fencing & deck as well as a huge garage w/tons of storage.

**Description**

**Life Style:** Detached    **Arch Style:** Bungalow    **Exterior:** WoodBrick  
**Master BR:** Balcony, WalkInClos    **Areas:** FormalLvRm  
**Appl:** Dishwasher, Dryer, GrbgDispsl, O/RElec, RangeHdFan, Refrigatr, Washer    **Porch:** PorchCovrd, DeckMain  
**Equip:** Not Applicable    **Eating Area:** EatInKitch, FormalDR, KitUpdated  
**Lot Info:** Sidewalks, TreeMature    **Interior Amen:** B/InBkShlv, HrdwdFloor, WalkInClos, WdWkStnPnt  
**Lot Size:** 44x144    **Acres:** <1/4 Acre    **# of Acr:** 0.14    **Exterior Amen:** FenceFullR  
**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

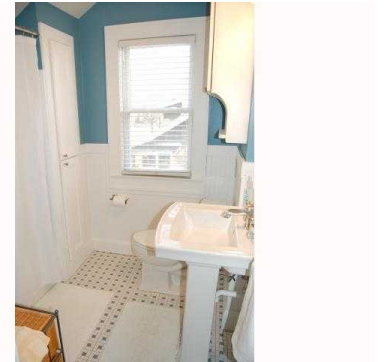
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6115 CARROLLTON AV

INDIANAPOLIS

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Requested by: Joe Everhart

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