



**Residential/Condo**

**BLC#:** 21031169    **RES**    **Status:** Active    **Area:** 4912    **LP:** \$275,000 \*  
**#716 WOODRUFF PL MID DR**    **Lt:** 39.7762    **Ln:** -86.1292    **Map:** North 7 East 18  
**Town:** #INDIANAPOLIS    **Twp:** Center Ne    **Zip:** #46201    **School:** Indianapolis Public Schools  
**Legal:** #WOODRUFF PL L87    **Section:**    **Lot:** 87  
**Tax ID:** 491006168045000101    **County:**#Marion    **Yr Built:** #1910    **Semi-Tax:** #1,265  
**Subdiv:** #WOODRUFF PL L87    **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>	17x14	M	H	Y	<b>Master:</b>	19x15	U	C	Y
<b>Family Rm:</b>	39x16	U	O	N	<b>2nd:</b>	15x12	U	H	Y
<b>Great Rm:</b>					<b>3rd:</b>	13x13	U	H	Y
<b>Dining:</b>	17x13	M	H	Y	<b>4th:</b>	13x12	M	H	Y
<b>Kitchen:</b>	14x13	M	T	N	<b>Opt Rm 1:</b>	BONUS	M	H	Y
<b>Brkfst Rm:</b>					<b>Opt Rm 2:</b>	BONUS	M	O	N
<b>Opt Rm 3:</b>	BONUS	M	O	N	<b>Opt Rm 4:</b>				

**Bd:** 4  
**Rooms:** 9  
**Floor#:**  
**Unit Entry Level:**  
**Levels:** 3 Levels  
**Baths:** 3  
**Parking:**  
**Bas:** Y/Unfinished  
**Foundation:** Basement-Brick

SqFt		FB	HB
<b>Upper:</b>	2,569	<b>Upper Bth:</b>	2 0
<b>Main:</b>	1,360	<b>Main Bth:</b>	1 0
<b>Approx M/U Total:</b>	3,929	<b>Bsmt Bth:</b>	0 0
<b>Basement:</b>	1,779	<b>Total:</b>	3 0
<b>Approx M/U &amp; BSMNT:</b>	5,708		
<b>% Finished Basement:</b>	0-25%		
<b>Source:</b>	Assessor		

**Fireplace:** 2/GasLog, LivingRoom, OthrBedrm  
**Garage:** Y/4CDTC

**Directions**

East on 10th St - turn right on Woodruff Place Middle Drive south to home on right side of the street.

**Property Description**

This stately Woodruff Place Queen Anne is graciously located on Middle Drive overlooking the esplanades, fountains and statuary. This home has recently went through many updates including the kitchen, baths and much of the interior. You will be immediately smitten with this home's original features including a generous entry w/fireplace & period staircase, original moldings and stained glass windows. This home has a wonderful open floorplan. Rear carriage house is rented.

**Description**

**Life Style:** Detached    **Arch Style:** Victorian    **Exterior:** Wood, Other  
**Master BR:** FTub w/Shr    **Areas:** BonusRoom, FormalLvRm, FoyerLarge, FamilyRoom, LndryRmUp  
**Appl:** Dishwasher, GrbgDispsl, O/RGas, Refrigratr    **Porch:** PorchCovrd, PatioOpen  
**Equip:** SmokeAlarm    **Eating Area:** FormalDR, Pantry, KitUpdated  
**Lot Info:** Sidewalks, StormSewer, TreeMature    **Interior Amen:** AtticStrwy, CeilRaised, HrdwdFloor, ScrnsSome, WdWkStaind, WinWood  
**Lot Size:** 80x170    **Acres:** <1/4 Acre    **# of Acr:** #0.00    **Exterior Amen:** FenceFullR, FencePrvcy  
**Condo Description:**

**Utilities**

**Heating:** ForcedAir    **Fuel:** Gas    **Primary Water Src:** MunWtrConn  
**Cooling:** CentrElec, WindUnt(s)    **Water Htr:** Electric    **Primary Sewage Disp:** MunSwrConn  
**Utility Option:** CableAvail, CableConn, GasConn

**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 #: 21031169

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INDIANAPOLIS

in

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Requested by: Joe Everhart

Information Deemed Reliable But Not Guaranteed. (c) MIBOR 2003- 2011

Tuesday, April 19, 2011 4:14 PM

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