



**Residential/Condo**

Media: 8

**L#: 2861157**      **RES**      **Status:** Active      **Area:** 4913      **LP:** \$79,900  
**1149 Spruce**      **Lt:** 39.7510      **Ln:** -86.1337      **Map:** S-11 E-15  
**Town:** Indianapolis      **Twp:** Center Se      **Zip:** 46203      **School:** Indianapolis Public Schools  
**Legal:** Scott's Sub Hubbards ETAS      **Section:**      **Lot:** L2 B5  
**Tax ID:** MAR1009375      **County:** Marion      **Yr Built:** 1920      **Semi-Tax:** \$635  
**Subdiv:** Scott's Sub Hubbards ETAS      **Tax Exempt:** None      **Tax Year Paid:** 2008  
**Builder/Project/Contractor:**      **Const.Stage:**      **Solid Waste Y**      **Est DC:**

**Approx. Room Sizes/Descriptions**

	L	F	W		L	F	W		
<b>Living:</b>	13x13	M	C	Y	<b>Master:</b>	15x12	M	C	Y
<b>Family Rm:</b>					<b>2nd:</b>	11x9	M	C	Y
<b>Great Rm:</b>					<b>3rd:</b>				
<b>Dining:</b>	13x13	M	C	Y	<b>4th:</b>				
<b>Kitchen:</b>	9x14	M	T	Y	<b>Opt Rm 1:</b>	LNDRY	M	T	N
<b>Brkfst Rm:</b>					<b>Opt Rm 2:</b>				
<b>Opt Rm 3:</b>					<b>Opt Rm 4:</b>				

**Bd:** 2  
**Rooms:** 5  
**Floor#:** 1  
**Unit Entry Level:**  
**Levels:** 1 Level  
**Baths:** 1  
**Parking:**

SqFt	FB HB
<b>Upper:</b> 0	<b>Upper Bth:</b> 0 0
<b>Main:</b> 1,132	<b>Main Bth:</b> 1 0
<b>Approx M/U Total:</b> 1,132	<b>Bsmt Bth:</b> 0 0
<b>Basement:</b> 566	<b>Total:</b> 1 0
<b>Approx M/U &amp; BSMNT:</b> 1,698	
<b>% Finished Basement:</b> 0-25%	
<b>Source:</b> Assessor	

**Bas:** Y/Unfinished      **Fireplace:** 0  
**Foundation:** Basement-Brick, Crawl      **Garage:** Y/1CarDetach

**Directions**

From Virginia Ave going south, turn left (east) on Prospect st (at Fountian Square) go to Spruce St. , then right or south on spruce to property.

**Property Description**

Location! Location! Very affordable downtown cottage in one of Indpls's 6 Cultural Districts "FOUNTIAN SQ". Nicely updated w/ 10ft ceilings, beautiful woodwork, large closets, LOW taxes! Walk & enjoy all the "Neon", restaurants, art galleries, shops, & Cultural Trail coming 2009!

**Description**

<b>Life Style:</b> Detached	<b>Arch Style:</b> Historic	<b>Exterior:</b> Wood
<b>Master BR:</b> WalkInClos		<b>Areas:</b> LaundryRm, FormalLvRm
<b>Appl:</b> Refrigeratr, O/RGas		<b>Porch:</b> PorchCovrd
		<b>Eating Area:</b> EatInKitch, FormalDR
<b>Equip:</b> SecAlrmPd, SumpPump		<b>Interior Amen:</b> WalkInClos, AtticAcces
<b>Lot Info:</b> Sidewalks, TreeMature, StormSewer, StrtLights		<b>Exterior Amen:</b> FencePartl
<b>Lot Size:</b> 30 x180	<b>Acres:</b> <1/4 Acre <b># of Acr:</b> 0.00	<b>Condo Description:</b>

**Utilities**

<b>Heating:</b> ForcedAir	<b>Fuel:</b> Gas	<b>Primary Water Src:</b> MunWtrConn
<b>Cooling:</b> CentrElec	<b>Water Htr:</b> Electric	<b>Primary Sewage Disp:</b> MunSwrConn
<b>Utility Option:</b> CableConn		

**Financial/Association Information**

<b>Poss Fincg:</b> Conventnl, ICON, FHA	<b>Ownshp Int:</b> NoAssoc	<b>Fee Pd:</b>	<b>Fee Amt:</b>
<b>Fee Includes:</b>			

**Office Information**

**Disc:** SaleDiscOF  
**Insp/Warr:** General  
**Poss:** Negotiable

Listing #: 2861157

1149 Spruce

Indianapolis

IN 46203



Requested by: Joe Everhart

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