



**Residential/Condo**

Media: 12

L#: **2868349** RES Status: Active Area: 4912 LP: \$275,000 \*  
 686 WOODRUFF PLACE MIDDLE Dr: 39.7778 Ln: -86.1092 Map: N-6 E-17  
 Town: INDIANAPOLIS Twp: Center Ne Zip: 46201 School: Indianapolis Public Schools  
 Legal: WOODRUFF PL N1/2 L8 Section: Lot: 83  
 Tax ID: MAR1021927 County: Marion Yr Built: 1890 Semi-Tax: \$2,538  
 Subdiv: WOODRUFF PL N1/2 L8 Tax Exempt: MortTaxEx, HmTxEx Tax Year Paid: 2007  
 Builder/Project/Contractor: Const.Stage: Solid Waste N Est DC:

**Approx. Room Sizes/Descriptions**

	L	F	W		L	F	W		
Living:	16X13	M	H	Y	Master:	14X13	U	H	Y
Family Rm:					2nd:	14X12	U	H	Y
Great Rm:					3rd:	15X12	U	H	Y
Dining:	15X12	M	H	Y	4th:	13X11	U	H	Y
Kitchen:	15X10	M	T	Y	Opt Rm 1:	LNDRY	M	T	Y
Brkfst Rm:	13X11	M	T	Y	Opt Rm 2:	BONUS	M	H	Y
Opt Rm 3:					Opt Rm 4:				

Bd: 4  
 Rooms: 10  
 Floor#: 4  
 Unit Entry Level:  
 Levels: 2 Levels  
 Baths: 2  
 Parking:  
 Bas: Y  
 Foundation: Basement-Brick

SqFt	FB	HB
Upper: 1,102	Upper Bth:	1 0
Main: 1,358	Main Bth:	1 0
Approx M/U Total: 2,460	Bsmt Bth:	0 0
Basement: 1,038	Total:	2 0
Approx M/U & BSMNT: 3,498		
% Finished Basement: 0-25%		
Source: Assessor		

Fireplace: 1  
 Garage: Y/2CDTC, GROPN/GROPN

**Directions**

College to 10th St., East on 10th to Woodruff Middle Drive, South on Woodruff Middle Drive to Home on Right.

**Property Description**

Reduced 25k! You can search far and wide and not find the level of finish and original detail that is present in this home. Rare exterior terra cotta siding w/panelling and limestone. Interior features include a finely detailed staircase complete w/inglenook, leaded and stained glass, natural woodwork, pocket doors and detailed hardware. While it is "full of the good stuff" this home is no slave to the past with its large kitchen w/granite and s/s appliances, updated baths and newer garage.

**Description**

**Life Style:** Detached **Arch Style:** Historic **Exterior:** Other, Stone  
**Master BR:** WalkInClos **Areas:** FoyerLarge, FormalLvRm, LaundryRm  
**Appl:** Dishwasher, GrbgDispsl, Microwave, Refrigatr, O/RElec **Porch:** DeckMain, PatioCovrd  
**Equip:** SecAlrmPd, SmokeAlarm, SumpPump **Eating Area:** BrkfstBar, BrkfstRoom, KitUpdated  
**Lot Info:** TreeMature, StrtLights **Interior Amen:** WinBayBow, HrdwdFloor, CeilRaised, WinWood  
**Lot Size:** 40 X 170 **Acres:** 1/4-1/2 Acre **# of Acr:** 0.00 **Exterior Amen:** BarnMini, FenceFullR  
**Condo Description:**

**Utilities**

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

**Financial/Association Information**

**Poss Fincg:** Conventnl, ICON **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

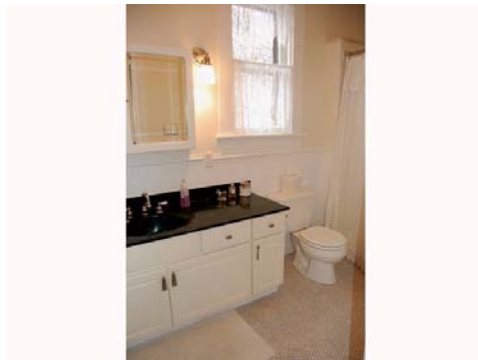
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IN

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Requested by: Joe Everhart

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