



Residential/Condo

BLC#: 21007232 **RES** **Status:** Active **Area:** 4903 **LP:** \$375,000
4450 N COLLEGE AV **Lt:** 39.8373 **Ln:** -86.1452 **Map:**
Town: INDIANAPOLIS **Twp:** WASHINGTON **Zip:** 46205 **School:** Indianapolis Public Schools
Legal: OLIVER JOHNSONS W **Section:** **Lot:** 0 **County:** MARION
Tax ID: MAR8014846 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** \$0
Subdiv: OLIVER JOHNSONS W **Tax Exempt:** MortTaxEx, HmTxEx **Tax Yr Due:** 2009
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1922 **Est.Comp.Date:**

Loc:

Rooms: 14 **Bd:** 5

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	23x20	M	C	Y	Master:	19x14	U	H	Y
Family Rm:	29x20	M	H	N	2nd:	19x14	U	H	Y
Great Rm:					3rd:	20x14	U	H	Y
Dining:	16x15	M	C	Y	4th:	18x12	U	H	Y
Kitchen:	17x12	M	V	N	SunRoom:	24x13	M	T	Y
Brkfst Rm:	11x10	M	C	Y	BonusRoom:	13x09	U	H	Y
DenLibrary:	19x13	M	C	Y	5thBedroom:	14x14	U	H	N

Floor#:

Unit Entry Level:

Levels: 3 Levels

Baths: 6

Parking:

Bas: Y

Foundation: Basement-Block

	SqFt	FB	HB
Upper:	3,526	Upper Bth:	2 1
Main:	2,467	Main Bth:	1 1
Approx M/U Total:	5,993	Bsmt Bth:	0 1
Basement:	2,359	Total:	3 3
Approx M/U & BSMNT:	8,352		
% Finished Basement:	0-25%		
Source: Assessor			

Frpcl: 2/LivingRoom, MasterBdRm

Gar: Y/2CDTC

Directions

4400 block of N College on the west side of the street. Johnsons Woods

Property Description

Strong, sturdy Johnson's Woods sleeper. This home is quietly elegant with its gracious central hallway, 3 floor staircase, arched doorway, french doors, panelled dining room and built-in bookcases. It is a whopper!-note the sq footage. This home will respond quickly to the loving renovation that it deserves. Expansive front lawn and brick-walled rear car park. Front porch is mammoth w/fr doors off of the living rm and sunrm. Hardwoods under most carpets.

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information

Newer windows. Price reflects the current condition which is surprisingly updated yet in need of further renovations to make it shine. Currently not for profit status-no taxes have been assessed. Sq ftg is from the assessors office. The legal description will follow. Lockbox is on the north door in the vestibule under the porte cochere. BAC for none BLC members will be 1.5%. New Roof in 2009!

Description

Life Style: Detached	Arch Style: Colonial	Exterior: Brick
Master BR: Suite		Areas: BonusRoom, DenLibrary, FamilyRoom, FoyerLarge, Jk&JilBath
Appl: None		Porch: PorchOpen, PorchCovrd
		Eating Area: BrkfstRoom, FormalDR, Pantry
Equip: Not Applicable		Interior Amen: AtticStrwy, B/InBkShlv, HrdwdFloor, WdWkPaintd, WinVinyl
Lot Info: StormSewer, Sidewalks, TreeMature		Exterior Amen: DrvAsphalt, FencePartl
Lot Size: 100x233	Acres: <1/4 Acre # of Acr: 0.53	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

SYGR01 : Sycamore Group	OP: 317-722-4350	OF:	Fdbk Email: joe@jeverhart.com
LAgt: 5556 : Joe Everhart	Pref: 317-916-1052	PF: 317-916-1053	Show: 317-722-4355 Fdbk: 317-290-4476
Team Name:	Hm: 317-916-1052	Ofc Ext: 0	Cell: VM: 317-290-4476
CoAgt/Asst:	Pref:	Type: Exclusive Right to Sell	Dir: Toll:
Con1:		Poss: Negotiable	Var: N Pager:
Con2:		Auction Lic#:	LD: 02/09/2010 BAC: %3.5
Disc:	Disc Other: DEFNN		XD: 06/09/2010 Entry Date: 02/09/2010
Insp/Warr: Not Applicable		Direct Soliciting: N	WD: Chg Date: 02/09/2010