

**Residential/Condo**

Media: 10

**BLC#:** 2928946    **CND**    **Status:** Active    **Area:** 4913    **LP:** \$750,000 \*  
**#501 FLETCHER AV U #: #C**    **Lt:** 39.7612    **Ln:** -86.1486    **Map:** South 7 East 5  
**Town:** #INDIANAPOLIS    **Twp:** Center Se    **Zip:** #46203    **School:** Indianapolis Public Schools  
**Legal:** #FLETCHERS JR SUB L1    **Section:**    **Lot:** #C  
**Tax ID:** MAR1097169    **County:** Marion    **Yr Built:** 1875    **Semi-Tax:** \$5,331  
**Subdiv:** #FLETCHERS JR SUB L1    **Tax Exempt:** None    **Tax Year Due:** 2010  
**Builder/Project/Contractor:**    **Const.Stage:** Completed    **Solid Waste** N    **Est DC:**

**Approx. Room Sizes/Descriptions**

	L	F	W		L	F	W	
<b>Living:</b>	35	X	24	M H N	<b>Master:</b>	32	X	24 U C N
<b>Family Rm:</b>					<b>2nd:</b>	17	X	12 M C N
<b>Great Rm:</b>					<b>3rd:</b>	13	X	13 M H N
<b>Dining:</b>	21	X	15	M H N	<b>4th:</b>			
<b>Kitchen:</b>	15	X	10	M H N	<b>Opt Rm 1:</b>	OFFIC		U C N
<b>Brkfst Rm:</b>					<b>Opt Rm 2:</b>	LNDRY		M T N
<b>Opt Rm 3:</b>	WINEC			B T N	<b>Opt Rm 4:</b>	OFFIC		U C N

**Bd:** 3  
**Rooms:** 10  
**Floor#:** 2  
**Unit Entry Level:** 1  
**Levels:** 2 Levels  
**Baths:** 4  
**Parking:**

**Bas:** Y/Finished  
**Foundation:** Basement-Brick

	SqFt	FB	HB
<b>Upper:</b>	1,111	<b>Upper Bth:</b>	2 0
<b>Main:</b>	2,439	<b>Main Bth:</b>	1 1
<b>Approx M/U Total:</b>		3,550	<b>Bsmt Bth:</b> 0 0
<b>Basement:</b>	144	<b>Total:</b>	3 1
<b>Approx M/U &amp; BSMNT:</b>		3,694	
<b>% Finished Basement:</b>		75+%	
<b>Source:</b>	Builder		

**Fireplace:** 1/GasLog, LivingRoom

**Garage:** Y/2CATC/FINGR,GROPN

**Directions**

Go south on East street from Washington street to Fletcher Ave-go right or east on Fletcher. Large building on Fletcher, South, and Virginia.

**Property Description**

Premiere location and finishes that are second to none. True urban luxury condo living. These units have soaring ceilings, oversized windows and grand scale rooms-many of which maintain their fine historic detailing. Top of the line kitchen and baths-they are luxurious and timeless at once. Hardware and fittings are choice. Extraordinary tower unit, with some exposed brick and picturesque views of the skyline. Underground parking and a common area elevator. Walking distance to everything!

**Description**

**Life Style:** Mid Rise/High Rise    **Arch Style:** Historic  
**Master BR:** DbISinks, FTubSepShr, Suite, WalkInClos, WhirlpTub  
**Appl:** Dishwasher, KitExhaust, Microwave, OvenCnvctn, RefBltn, WineCUUnit, O/RGas  
**Equip:** ElevCommon, Intercom, NetworkRdy, SurrndSnd, SecAlrmPd  
**Lot Info:** Corner, Sidewalks, StormSewer, StrtLights  
**Lot Size:** #0.35 AC    **Acres:** <1/4 Acre    **# of Acr:** #0.00

**Exterior:** Brick  
**Areas:** Office, LoftArea, WineCellar, DenLibrary, FoyerLarge  
**Porch:** PatioOpen  
**Eating Area:** BrkfstBar, DinComb/GR, KitUpdated, Pantry  
**Interior Amen:** CeilCath, HndcpAcces, Skylights, StoragLock, WalkInClos  
**Exterior Amen:** DrvConcret, HndcpAcces, WtrFtr/Fntn  
**Condo Description:** UpperLevel

**Utilities**

**Heating:** DualSystem, ForcedAir    **Fuel:** Gas    **Primary Water Src:** MunWtrConn  
**Cooling:** CentrElec    **Water Htr:** Gas    **Primary Sewage Disp:** MunSwrConn  
**Utility Option:** CableConn, GasConn, HighSpdAvl

**Financial/Association Information**

**Poss Fincg:** Contract, LeaseW/Opt    **Ownshp Int:** HPR    **Fee Pd:** Monthly    **Fee Amt:** \$500  
**Fee Includes:** AssocHmOwn, CommHeat, EntryComm, InsBldHaz, Lawncare, MaintAllGrd, MaintBldExt, MaintCommon

**Office Information**

**Disc:**    **Disclosure Other:** Defects/NN  
**Insp/Warr:** Not Applicable  
**Poss:** TentRights  
**Listing Firm:** Sycamore Group

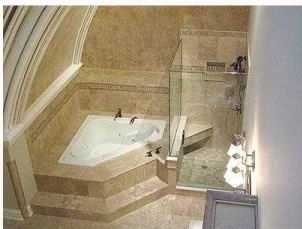
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IN

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Requested by: Kenneth L Ramsay

Information Deemed Reliable But Not Guaranteed. (c) MIBOR 2003-2007

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