

**Residential/Condo**

Media: 9

**BLC#:** 2928949    **CND**    **Status:** Active    **Area:** 4913    **LP:** \$750,000 \*  
**501 FLETCHER AV U #: #D**    **Lt:** 39.7612    **Ln:** -86.1486    **Map:** South 7 East 4  
**Town:** INDIANAPOLIS    **Twp:** Center Se    **Zip:** 46203    **School:** Indianapolis Public Schools  
**Legal:** FLETCHERS JR SUB L1 E    **Section:**    **Lot:** #D  
**Tax ID:** MAR10971691    **County:** MARION    **Yr Built:** 1875    **Semi-Tax:** \$0  
**Subdiv:** FLETCHERS JR SUB L1 I    **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>	32x22	M	H	N	<b>Master:</b>	35x24	U	C	N
<b>Family Rm:</b>					<b>2nd:</b>	17x12	M	C	N
<b>Great Rm:</b>					<b>3rd:</b>	13x13	M	H	N
<b>Dining:</b>	21x15	M	H	N	<b>4th:</b>				
<b>Kitchen:</b>	15x10	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> LOFT		U	C	N

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

**Directions**

Go south on East Street from Washington Street to Fletcher ave. Go east or right on Fletcher. large building at Fletcher, South, and Virginia.

**Property Description**

You finally have found it--stop looking. The level of finish and location that are second to none. Absolutely no stone was left unturned in the conversion of this space to luxury condos. The units have soaring ceilings, oversized windows and grand scale living areas--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 exposed brick and views!

**Description**

**Life Style:** Mid Rise/High Rise    **Arch Style:** Historic  
**Master BR:** DbISinks, FTubSepShr, Suite, WalkinClos, WhirlpTub  
**Appl:** Dishwasher, KitExhaust, Microwave, O/RGas, OvenCnvctn, RefBltn, WineCUUnit  
**Equip:** ElevCommon, Intercom, NetworkRdy, SurrndSnd  
**Lot Info:** Corner, Sidewalks, StormSewer, StrtLights  
**Lot Size:** hpr    **Acres:** <1/4 Acre    **# of Acr:** 0.00  
**Exterior:** Brick  
**Areas:** Office, LoftArea, WineCellar, DenLibrary, FoyerLarge  
**Porch:** PatioOpen  
**Eating Area:** BrkfstRoom  
**Interior Amen:** CeilCath, HndcpAcces, HrdwdFloor, Skylights, StoragLock, WalkinClos  
**Exterior Amen:**  
**Condo Description:** BldgCommonEntry

**Utilities**

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

**Financial/Association Information**

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

**Office Information**

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

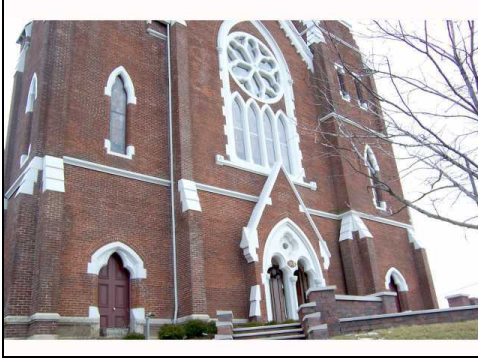
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