



Residential/Condo

Media: 11

BLC#: 2938509 **RES** **Status:** Active **Area:** 4903 **LP:** \$260,000 *
121 BLUE RIDGE RD **Lt:** 39.8375 **Ln:** -86.1604 **Map:** North 45 West 1
Town: INDIANAPOLIS **Twp:** WASHINGTON **Zip:** 46208 **School:** Indianapolis Public Schools
Legal: BLUE RIDGE ADD L74 & **Section:** **Lot:** 74
Tax ID: MAR8021941 **County:** MARION **Yr Built:** 1936 **Semi-Tax:** \$1,369
Subdiv: BLUE RIDGE ADD L74 & **Tax Exempt:** HmTxEx, MortTaxEx **Tax Year Due:** 2008
Builder/Project/Contractor: **Const.Stage:** **Solid Waste** N **Est DC:**

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	20x13	M	H	N	Master:	20x11	U	H	N
Family Rm:					2nd:	17x13	U	H	N
Great Rm:	26x13	B	O	N	3rd:	12x13	M	H	N
Dining:	12x12	M	H	N	4th:				
Kitchen:	13x09	M	T	N	Opt Rm 1:	RECRM	B	O	N
Brkfst Rm:	07x09	M	T	N	Opt Rm 2:	WRKSH	B	O	N
Opt Rm 3:					Opt Rm 4:				

Bd: 3
Rooms: 10
Floor#:
Unit Entry Level:
Levels: 2 Levels
Baths: 2
Parking:
Bas: Y/FinWalls
Foundation: Basement-Block

SqFt		FB	HB
Upper:	980	Upper Bth:	1 0
Main:	980	Main Bth:	1 0
Approx M/U Total:	1,960	Bsmt Bth:	0 0
Basement:	980	Total:	2 0
Approx M/U & BSMNT:	2,940		
% Finished Basement:	75+%		
Source:	Assessor		

Fireplace: 2/GreatRoom, RecRoom

Garage: Y/2CDTC

Directions

From Illinios St. go west on 46th St to home

Property Description

The large rotunda entry, hardwood floors, vaulted ceiling living room w/limestone fireplace, renovated kitchen w/granite and stainless and original built-ins make this period French home one that will touch your heart. Immaculately updated while preserving the style that makes this home unique. Rare first floor bedroom and full bath. This home is conveniently located regally on a hill just a short drive to Downtown, Butler, and Broadripple. A must see.

Description

Life Style: Detached **Arch Style:** French **Exterior:** Brick
Master BR: FullTub **Areas:** Rec/PlayRm, Workshop
Appl: CookTopEle, Dishwasher, GrbgDispsl, MicroHood, Microwave, O/RElec, Refrigratr **Porch:** PorGlsEncl
Equip: Not Applicable **Eating Area:** BrkfstRoom, FormalDR
Interior Amen: B/InBkShlv, HrdwdFloor, ScrnsCompt

Lot Info: **Exterior Amen:**
Lot Size: 0.00 AC **Acres:** <1/4 Acre **# of Acr:** 0.22 **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

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

Listing #: 2938509

121 BLUE RIDGE RD

INDIANAPOLIS

IN

46208



Requested by: Joe Everhart

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