



**Residential/Condo**

Media: 12

**BLC#:** 2953415    **RES**    **Status:** Active    **Area:** 4905    **LP:** \$185,000 \*  
**#5233 E 9TH ST**    **Lt:** 39.7790    **Ln:** -86.0804    **Map:** North 8 East 52  
**Town:** #INDIANAPOLIS    **Twp:** #WARREN    **Zip:** #46219    **School:** Indianapolis Public Schools  
**Legal:** #H S HANSENS 2ND SUB    **Section:**    **Lot:** 0  
**Tax ID:** MAR7009793    **County:** #MARION    **Yr Built:** #1939    **Semi-Tax:** #1,765  
**Subdiv:** #H S HANSENS 2ND SUB    **Tax Exempt:** HmTxEx, MortTaxEx    **Tax Year Due:** #2009  
**Builder/Project/Contractor:**    **Const.Stage:**    **Solid Waste** Y    **Est DC:**

**Approx. Room Sizes/Descriptions**

	L	F	W		L	F	W		
<b>Living:</b>	18x13	M	H	N	<b>Master:</b>	19x15	U	H	Y
<b>Family Rm:</b>					<b>2nd:</b>	13x11	M	H	Y
<b>Great Rm:</b>					<b>3rd:</b>	10x10	M	H	Y
<b>Dining:</b>	13x10	M	H	N	<b>4th:</b>	13x10	M	H	Y
<b>Kitchen:</b>	13x10	M	T	N	<b>Opt Rm 1:</b>	LOFT	U	H	Y
<b>Brkfst Rm:</b>					<b>Opt Rm 2:</b>	RECRM	B	O	N
<b>Opt Rm 3:</b>					<b>Opt Rm 4:</b>				

**Bd:** 4  
**Rooms:** 8  
**Floor#:**  
**Unit Entry Level:**  
**Levels:** 2 Levels  
**Baths:** 2  
**Parking:**  
**Bas:** Y/DayliteWin  
**Foundation:** Basement-Block

SqFt	FB	HB
<b>Upper:</b> 1,268	<b>Upper Bth:</b> 0	0
<b>Main:</b> #1,268	<b>Main Bth:</b> 1	0
<b>Approx M/U Total:</b> 2,536	<b>Bsmt Bth:</b> 1	0
<b>Basement:</b> #1,268	<b>Total:</b> 2	0
<b>Approx M/U &amp; BSMNT:</b> 3,804		
<b>% Finished Basement:</b> 25-50%		
<b>Source:</b> Assessor		

**Fireplace:** 1/WoodBurn, LivingRoom

**Garage:** Y/2CATC

**Directions**

Emerson to 9th street-- east to home on right side.

**Property Description**

WOW! 65k REDUCTION!! Vitality radiates from this 4br/2ba Irvington home. The storybook exterior will fool you-this home is much larger than it appears-step inside and be surprised by the multitude of updates. All the period charm is evident in arched doorways and mellow hardwood floors while the exquisitely executed renovations to the kitchen and baths maximize livability. Rare L/L family room/home office add to this homes versatility. Private master includes a large sitting room/loft. A+ home!

**Description**

**Life Style:** Detached    **Arch Style:** English/Tudor    **Exterior:** Brick, Stone  
**Master BR:**    **Areas:**  
**Appl:** Dishwasher, GrbgDispsl, O/RGas, Refrigratr    **Porch:** PorchOpen  
**Equip:** SmokeAlarm    **Eating Area:** FormalDR, EatInKitch  
**Lot Info:** Corner, Cul-De-Sac    **Interior Amen:** HrdwdFloor, WinWood  
**Lot Size:** 40x120    **Acres:** <1/4 Acre    **# of Acr:** #0.00    **Exterior Amen:**  
**Condo Description:**

**Utilities**

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

**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 #: 2953415

5233 E 9TH ST

INDIANAPOLIS

IN

46219



Requested by: Joe Everhart

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