



Residential/Condo

BLC#: 21009065 **RES**
3 N Kealing AV
Town: Indianapolis
Legal: Hollywood Place
Tax ID: MAR1038875
Subdiv: 37 Ft S of 37 Ft N Side
Builder/Project/Contractor:

Media: 7

Status: Active
Lt: 39.7695
Twp: Center Ne
Section:
Multi-Tax ID:
Tax Exempt: None
Const.Stage:

Area: 4912
Ln: -86.1038
Zip: 46201
Lot: 1
Solid Waste: N
Yr Built: 1925

LP: \$59,900
Map: North 0 East 37
School: Indianapolis Public Schools
County: MARION
Semi-Tax: \$431
Tax Yr Due: 2009
Est.Comp.Date:

Loc:

Rooms: 8 **Bd:** 3
Floor#: 2
Unit Entry Level:
Levels: 2 Levels
Baths: 3
Parking:
Bas: Y

	SqFt	FB	HB
Upper:	275	Upper Bth:	1 0
Main:	883	Main Bth:	1 0
Approx M/U Total:	1,158	Bsmt Bth:	1 0
Basement:	848	Total:	3 0
Approx M/U & BSMNT:	2,006		
% Finished Basement:	0-25%		
Source: Broker			

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	13X11	M	C	N	Master:	12X10	M	C	N
Family Rm:					2nd:	11X9	M	C	N
Great Rm:					3rd:				
Dining:	13X10	M	C	N	4th:				
Kitchen:	14X9	M	V	N	BonusRoom:	10X10	U	V	N
Brkfst Rm:									
BonusRoom:	12X11	U	C	N					

Foundation: Basement-Block

Frpvc: 0

Gar: N/NONE

Directions

Take East Washington Street (US-40) to North Kealing (8th street east of Rural or 2nd street west of Sherman Dr.)

Property Description

Great investment property with potential for 2 rental units w/private access OR single family home w/interior staircase, 3 bedrooms & 3 full baths. Upper-level has large living/sleeping area, full bath, small kitchen area, separate HVAC. & exterior stairway (needing repair) Main-level features large living & dining room, kitchen, 2 bedrooms, & full jack/jill bath. Basement partially finished w/2 rooms & full bath. Overall home condition appears to be good, but being sold "AS IS".

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

Description

Life Style: Detached **Arch Style:** TwoStory
Master BR:
Appl: Dishwasher, KitExhaust, O/RElec, Refrigratr
Equip: SmokeAlarm
Lot Info: Sidewalks
Lot Size: 0.00 AC **Acres:** <1/4 Acre **# of Acr:** 0.00
Exterior: VinylBrick
Areas:
Porch: PorchCovrd
Eating Area: FormalDR
Interior Amen: AtticAcces, WinWood
Exterior Amen: FencePartl
Condo Description:

Utilities

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

Financial/Association Information

Poss Fincg: Conventnl **Ownshp Int:** None **Fee Pd:** **Fee Amt:**
Fee Includes:

Office Information

IHMG01 : Indy Home Marketing Group, LLC **OP:** 317-594-4200 **OF:** 866-561-0156 **Fdbk Email:** edwingaston@indyhmg.com
LAgnt: 18018 : Edwin Gaston **Pref:** 317-594-4200 **PF:** 866-561-0156 **Show:** 317-594-4200 **Fdbk:** 317-594-4200
Team Name: Edwin Gaston **Hm:** 317-594-4200 **Ofc Ext:** 0 **Cell:** 317-594-4200 **VM:**
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** 317-594-4200 **Toll:** 000-000-0000
Con1: **Poss:** AtClosing **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 02/21/2010 **BAC:** %4.0
Disc: Probate **Disc Other:** ASIS **XD:** 02/21/2011 **Entry Date:** 02/21/2010
Insp/Warr: SeeRemarks **Direct Soliciting:** N **WD:** **Chg Date:** 02/21/2010