



Residential/Condo

BLC#: 21018544 **RES**
3701 N Richelieu RD
Town: Indianapolis
Legal: North Eastwood
Tax ID: MAR7025370
Subdiv: North Eastwood
Builder/Project/Contractor:

Media: 1

Status: Active
Lt: 39.8239
Twp: Warren
Section: 1
Multi-Tax ID:
Tax Exempt: MortTaxEx, HmTxEx
Const.Stage:

Area: 4905
Ln: -86.0194
Zip: 46226
Lot: 84
Solid Waste: N
Yr Built: 1960

LP: \$39,900
Map:
School: Indianapolis Public Schools
County: Marion
Semi-Tax: \$142
Tax Yr Due: 2009
Est.Comp.Date:

Loc:

Rooms: 6 **Bd:** 3

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	18x16	M	C	N	Master:	12x11	M	V	N
Family Rm:					2nd:	11x11	M	V	N
Great Rm:					3rd:	11x10	M	V	N
Dining:					4th:				
Kitchen:	16x11	M	V	N					
Brkfst Rm:									
LaundryRm:	7x5	M	V	N					

Floor#:
Unit Entry Level:
Levels: 1 Level
Baths: 1
Parking:

Bas:N

Foundation: Slab

	SqFt	FB	HB
Upper:	0	Upper Bth:	0 0
Main:	1,189	Main Bth:	1 0
Approx M/U Total:	1,189	Bsmt Bth:	0 0
Basement:	0	Total:	1 0
Approx M/U & NOBSM:	1,189		
% Finished Basement:			
Source: Assessor			

Frplc: 0

Gar: Y/1CDTC

Directions

From 36th & Franklin Road, go east on 36th to Richelieu and north to home on left.

Property Description

This is a nice one-owner home that has had lots of updates including siding, windows, gutters, 200 amp electrical service, and more. Currently needs a little TLC, but potentially great SHORT SALE buy for investor or 1st-time buyer. Add'l. features include fenced back yard w/mini barn, large patio, mature trees, and nearby park.

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

ALL OFFERS SUBJECT TO SHORT SALE APPROVAL. Proof of funds or pre-approval letter from reputable lender required. Up to 21 days may be required for sale approval by mortgage holder. NO SHOW TILL 4/10 or after.

Description

Life Style: Detached **Arch Style:** Ranch

Master BR:

Appl: GrbgDispsl, RangeHdFan, Dishwasher

Equip: SmokeAlarm

Exterior: Aluminum

Areas: FormallvRm, LaundryRm

Porch: PatioOpen

Eating Area: EatInKitch

Interior Amen: AtticAcces, WinMetal

Lot Info: StormSewer, TreeMature, Sidewalks

Lot Size: 111x70

Acres: <1/4 Acre **# of Acr:** 0.15

Exterior Amen: BarnMini, DrvConcret, FenceFullR

Condo Description:

Utilities

Heating: ForcedAir

Cooling: CentrElec

Utility Option: CableAvail, HighSpdAvl

Fuel: Gas

Water Htr: Gas

Primary Water Src: MunWtrConn

Primary Sewage Disp: MunSwrConn

Financial/Association Information

Poss Fincg: Conventnl, ICON, FHA

Fee Includes:

Ownshp Int: NoAssoc

Fee Pd:

Fee Amt:

Office Information

IHMG01 : Indy Home Marketing Group, LLC

LAgnt: 18018 : Edwin Gaston

Team Name: Edwin Gaston

CoAgt/Asst:

Con1:

Con2:

Disc: PossShortSale

Disc Other: COVEN,ASIS,MEDIA

Insp/Warr: Not Applicable

OP: 317-594-4200

Pref: 317-594-4200

Hm: 317-594-4200

Pref:

OF: 866-561-0156

PF: 866-561-0156

Ofc Ext: 0

Type: Exclusive Right to Sell

Poss: AtClosing

Auction Lic#:

Direct Soliciting: N

Fdbk Email: edwingaston@indyhmg.com

Show: 317-594-4200

Cell: 317-594-4200

Dir: 317-594-4200

Var: N

LD: 04/06/2010

XD: 10/06/2010

WD:

Fdbk: 317-594-4200

VM:

Toll: 000-000-0000

Pager:

BAC: %3.00

Entry Date: 04/07/2010

Chg Date: 04/07/2010