



Town: Indianapolis Twp: Center Zip: 46202 School: Indianapolis Public Schools
 Legal: ALLEN & ROOTS NORTH ADD Sec: Lot: 184 County: Marion Tax ID: MAR1083145
 Tax Year: 2006 Semi-Tax: \$956 Tax Exempt: None Solid Waste: Y
 Const. Stage: Est. Completion Date: Builder/Proj/Contractor: Yr Built: 1924

Approx. Room Sizes/Descriptions						
	L	F	W	L	F	W
Living:	13X13	M	H	N	Master:	13X18 U C N
Family Rm:					2nd:	13X13 U C N
Great Rm:					3rd:	13X19 U C N
Dining:	13X15	M	H	N	4th:	
Kitchen:	13X16	M	H	N	HearthRoom:	12X20 M H N
Brkfst Rm:					Rec/PlayRm:	14X19 B C N

Bd: 3
 Rooms: 11
 Floor#: 4
 Unit Entry Lev:
 Levels: 3 Levels
 Baths: 4
 Parking:

SqFt			
			FB HB
Upper:	1,500	Upper Bth:	3 0
Main:	1,253	Main Bth:	0 1
Basement	1,163	Bsmt Bth:	0 0
Approx M/U:	2,753	Total:	3 1
Approx M/U & Basement:	3,916		
% Finished:			
Source:	Appraisal		

Bas: Y/ Finished Fireplace: 1/ Hearth Room
 Foundation: Basement-Brick Garage: Y/ 3CarDetach

Directions
 West on 16th street from Central Avenue. N on New Jersey to property on right

Property Description
 Old world elegance combined with high end modern conveniences in this Herron Morton, Queen-Anne gl istening from a TOTAL renovation. The fully restored exterior is just a glimpse of what greets you a t the front door. High end custom kitchen with stainless Kitchen Aid appliances. Three unique Euro pean style spa bathrooms; one finished in slate, one in marble and the master in travertine. Window s were saved and restored with insulated glass. Very unique custom ceilings in family room, dining

Description		
Life Style: Detached	Arch Style: Historic, Victorian	Exterior: Wood
Master BR: 2ndMstrBR, DbISinks, Deck, WhirlpITub, WalkInClos		Areas: FoyerLarge, LndryRmUp, HearthRoom, In-lawQtrs, Rec/PlayRm
Appl: RefBlITn, OvenCnvtcn, OvenDouble, CookTopGas, Refrigratr, Dishwasher, GrbgDispsl, JennType		Porch:
Equip: HeatSensor, CarbMnSnsr, Intercom, NetworkRdy, SecAlrmMon, TheaterEq, SmokeAlarm, SurrndSnd		Eating Area: BrkfstBar, FormalDR
		Interior Amen: HrdwdFloor, Skylights, CeilRaised, WinWood, WalkInClos, CeilTray
		Exterior Amen: FencePrvcy, FenceFullR

Lot Info:
 Lot Size: 40 X 156 Acres: <1/4 Acre # of Acres: 0.00

Utilities		
Heating: DualSystem, HeatPump	Fuel: Electric	Primary Water Src: MunWtrConn
Cooling: CentrElec	Water Htr: Gas	Primary Sewage Disp: MunSwrConn
Utility Option:		

Financial/Association Information			
Possible Financing: Conventnl, FHA, ICON, VA	Ownership Interest: NoAssoc	Fee Paid:	Fee Amount:
Fee Includes:			

Office Information
Disclosure: Covenants & Restrictions SaleDiscOF
Insp/Warr: Not Applicable **Poss:** AtClosing