



Residential/Condo

Media: 📷 10

ML#: 2708478 **RES Status:** Active **Area:** 4912 **LP:** \$ 114,750
928 Tecumseh ST U #: **Lt:** 39.780 **Ln:** -86.126 **Map:** N-9 E-20
Town: INDIANAPOLIS* **Twp:** Center Ne **Zip:** 46201-* **School:** Ips
Legal: E WOODRUFF ADD L7* **Section:** **Lot:** L7 **County:** Marion
Tax ID: 1085389 **Multiple Tax ID:** **Semi-Tax:** 801*
Construction Stage: **Est Compl Date:** **Bldr/Project/Contractor:**
Yr Built: 1907* **Tax Exempt:** None **Tax Year:** 2006 *

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	15x13	M	C	Y	Master:	14x13	M	C	Y
Family Rm:					2nd:	14x10	U	C	Y
Great Rm:					3rd:	14x14	U	C	Y
Dining:	12x11	M	L	Y	4th:				
Kitchen:	12x7	M	L	Y					
Brkfst Rm:									
:									
:									

	SqFt	FB	HB
Bd: 3 Rooms: 9			
Upper:	780	Basement: 390	Upper Bth: 1 0
Main:	986	Approx M/U & Basement: 2156	Main Bth: 1 0
Approx M/U: 1766	%Finished: 0-25%	Bsmt Bth: 0 0	
Source: Appraisal		Total: 2 0	

Levels: 2 Levels
Baths: 2
Parking:
Bas: Y/Unfinished **Fireplace:** 1/FamilyRm
Foundation: BsmtBlock **Garage/Park Desc:** N/None
Loc:

Directions

From Downtown: E on 10th St to Tecumseh. S (one way right) on Tecumseh to home on right.

Property Description

Completely renovated 3BR E Woodruff Victorian cottage home located in Phase I of the recently announced near Eastside Redevelopment Project. New kitchen & brand new appliances. Upstairs BR has attached office/study/nursery. This home is minutes from Downtown/Mass Ave. Enjoy walking the serene streets of historic Woodruff Place or put on your jogging shoes and head for the Monon Trail-just minutes away! Space for a 1 car garage. Warranty included

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

Description

Life Style: Detached **Arch Style:** Victorian **Exterior:** Vinyl
Master BR: FullShrStl **Areas:** FoyerSmall, LndryInBsmt, Office
App: CookTopEle, MicroHood, OvenCnvctn, Refrigratr **Porch:** PorchCovrd
Equip: SmokeAlarm, SumpPump **Eating Area:** FormalDR
Lot Info: Sidewalks, StormSewer, StrtLights **Interior Amen:** AtticAcces, B/InBkShlv, WalkInClos, WdWkPaintd, WinVinyl
Lot Size: 55 X 69* **Acres:** <1/4 Acre **# of Acres:** 0.15 **Exterior Amen:** DrvConcret

Utilities

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

Finance/Association Information

Possible Financing: Conventnl, FHA, ICON **Ownership Interest:** None **Fee Paid:** **Fee Amount:** \$
Fee Includes:

Office Information

SYGR01 : [Sycamore Group](#) **OP:** 317-722-4350 **OF:** **Show:** 866-275-6289 **FdBk:** 317-735-9680
LAg: 22672 : [Jay Pearl](#) **Pref:** 317-502-6385 **PF:** 317-735-9680 **Cell:** 317-502-6385 **VM:**
Team Name: **Hm:** 317-631-4523 **Ext:** **Dir:** **Toll:**
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Var:** N **Pager:**
Con1: **Poss:** AtClosing **LD:** 2/2/2007 **LD:** 2/2/2007 **BAC:** 3.5
Con2: **Auction Lic #:** **XD:** 7/2/2007 **XD:** 7/2/2007 **Change Date:** 2/7/2007
WD: **WD:** **Entry Date:** 2/7/2007

Disc: Covenants & Restrictions
Insp/Warr: Not Applicable

Requested by: [Jay Pearl](#) **Information Deemed Reliable But Not Guaranteed. © MIBOR 2003-2007** **Wed, Feb 7, 2007 09:38 PM**