



**Residential/Condo**

**Media:** 1

**ML#:** 2719756    **RES Status** Active    **Area:** 4912    **LP:** \$ 109,750  
**837 Tecumseh ST U #:**    **Lt:** 39.779 **Ln:** -86.126    **Map:** N-0 E-0  
**Town:** Indianapolis\*    **Twp:** Center Ne    **Zip:** 46201-\*    **School:** Ips  
**Legal:** KINGS SUB BRYANS ADD ALL\*    **Section:** Lot: L98 **County:** Marion  
**Tax ID:** 1068575    **Multiple Tax ID:**    **Semi-Tax:** 0\*  
**Construction Stage:**    **Est Compl Date:**    **Bldr/Project/Contractor:**  
**Yr Built:** 1922\*    **Tax Exempt:** None    **Tax Year:** 2006 \*

**Approx. Room Sizes/Descriptions**

	<b>L</b>	<b>F</b>	<b>W</b>		<b>L</b>	<b>F</b>	<b>W</b>		
<b>Living:</b>	19X12	M	H	Y	<b>Master:</b>	12X10	U	H	Y
<b>Family Rm:</b>					<b>2nd:</b>	12x11	U	H	Y
<b>Great Rm:</b>					<b>3rd:</b>				
<b>Dining:</b>	12X11	M	H	Y	<b>4th:</b>				
<b>Kitchen:</b>	11X19	M	T	Y					
<b>Brkfst Rm:</b>									
<b>BonusRoom:</b>	9X8	U	H	Y					

<b>Bd:</b> 2	<b>SqFt</b>	<b>FB HB</b>
<b>Rooms:</b> 7		
<b>Upper:</b> 600	<b>Basement:</b> 600	<b>Upper Bth:</b> 1 0
<b>Main:</b> 600	<b>Approx M/U &amp; Basement:</b> 1800	<b>Main Bth:</b> 0 0
<b>Approx M/U:</b> 1200	<b>%Finished:</b>	<b>Bsmt Bth:</b> 0 0
<b>Source:</b> Assessor		<b>Total:</b> 1 0
<b>Levels:</b> 2 Levels		
<b>Baths:</b> 1		
<b>Parking:</b> Bas: Y/Unfinished	<b>Fireplace:</b> 0/	
<b>Foundation:</b> BsmtBlock	<b>Garage/Park Desc:</b> N/StrParkOnly	
<b>Loc:</b>		

**Directions**

Head east on 10th from College Avenue to Tecumseh Street (one street past Woodruff Place). Take Tecumseh south (one way) to property on left.

**Property Description**

WOW - Current owners have taken great pride in this restoration. Tons of original features, including restored hardwood floors; with the added convenience of a new kitchen/including new appliances, new bathroom w/claw-foot tub, new plumbing, new electrical, new water heater, new furnace and A/C. Come join a group of dedicated neighbors working hard to restore a picturesque street watched over by Historic Woodruff Place. Minutes to downtown and the Monon Trail.

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

Taxes are currently at \$0.00 due to exemptions. New exemptions have not been filed but Assessor projects taxes to be \$1050 for the year without exemptions and \$550 for the year with exemptions. Please contact Center Township Assessor for details: Office Location City-County Building - Suite 1360 200 E Washington St. Indianapolis, Indiana 46204 Phone: (317) 327-4698

**Description**

<b>Life Style:</b> Detached	<b>Arch Style:</b> Historic	<b>Exterior:</b> Wood
<b>Master BR:</b> SittingRm		<b>Areas:</b> BonusRoom
<b>Appl:</b> Dishwasher, O/RElec, Refrigratr		<b>Porch:</b> PorchCovrd
<b>Equip:</b> SecAlrmMon, SmokeAlarm		<b>Eating Area:</b> CntrlIsland, FormalDR
<b>Lot Info:</b> Sidewalks, StormSewer, StrtLights		<b>Interior Amen:</b> AtticAcces, HrdwdFloor
<b>Lot Size:</b> 40 X 64*	<b>Acres:</b> <1/4 Acre	<b>Exterior Amen:</b> FencePrvcy
	<b># of Acres:</b> 0.25	

**Utilities**

<b>Heating:</b> ForcedAir	<b>Fuel:</b> Gas	<b>Primary Water Src:</b> MunWtrConn
<b>Cooling:</b> CentrIElec	<b>Water Htr:</b> Gas	<b>Primary Sewage Disp:</b> MunSwrConn
<b>Utility Option:</b> CableAvail, GasConn, HighSpdAvl		

**Finance/Association Information**

**Possible Financing:** Conventnl, FHA, ICON    **Ownership Interest:** NoAssoc    **Fee Paid:**    **Fee Amount:** \$  
**Fee Includes:**

**Office Information**

<b>SYGR01 :</b> <a href="#">Sycamore Group</a>	<b>OP:</b> 317-722-4350	<b>OF:</b>	<b>Show:</b> 866-275-6289	<b>FdBk:</b> 317-735-9680
<b>LAgt:</b> 22672 : <a href="#">Jay Pearl</a>	<b>Pref:</b> 317-502-6385	<b>PF:</b> 317-735-9680	<b>Cell:</b> 317-502-6385	<b>VM:</b>
<b>Team Name:</b>	<b>Hm:</b> 317-631-4523	<b>Ext:</b>	<b>Dir:</b>	<b>Toll:</b>
<b>CoAgt/Asst:</b> 21861 <a href="#">Jill Murat</a>	<b>Pref:</b> 317-432-2127	<b>Type:</b> Exclusive Right to Sell	<b>Var:</b> N	<b>Pager:</b>
<b>Con1:</b>		<b>Poss:</b> AtClosing	<b>LD:</b> 3/30/2007	<b>BAC:</b> 3.5
<b>Con2:</b>		<b>Auction Lic #:</b>	<b>XD:</b> 8/1/2007	<b>Change Date:</b> 3/31/2007
			<b>WD:</b>	<b>Entry Date:</b> 3/30/2007

**Disc:** SaleDiscOF  
**Insp/Warr:** Not Applicable

**Direct Soliciting:** No

**Requested by:** [Jay Pearl](#)    **Information Deemed Reliable But Not Guaranteed. © MIBOR 2003-2007**    **Sat, Mar 31, 2007 09:17 PM**