



Kimberly Carpenter
 Broker - Keller Williams Indy Metro NE
Creating friendships, one home at a time



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4517 CARROLLTON Indianapolis, IN 46205 Status: **Active**
 Prop Sub/Trans: Single Fam/Sale Media: **18** BLC#: **21405827** List/MoRnt \$: \$185,000
 School Dist: Indianapolis Public School Area: 4903 - Marion - Washington DOM/CDOM: 19/19 Year Built: 1921
 Subdivision: WOODCROFT Virtual Tour: http://www.tourfactory.com/1524388/r_MIBOR Section/Lot: /350
 Legal Desc: Woodcroft Map: N-45 E-12
 Bldr/Prjct/Cont: New Const: No Stage: Est.Comp. Date:

Tax ID: **490613149252000801** MultiTax ID: Solid Waste: Yes
 Semi Tax: \$401 Tax Year Due: 2015 Tax Exempt: HmTxEx, MortTaxEx



	Sqft
Upper:	672
Main:	735
Apprx M/U Ttl:	1,407
Basement:	672
Apprx M/U & Bsmnt:	2,079
% Fin Bsmnt:	0-25%
Source:	Assesso

	FB	HB	BD
Upper:	1	0	3
Main:	0	1	0
Bsmnt:	0	0	0
Total:	1	1	3

Beds: 3
 Baths: 1/1
 # Rooms: 7
 Floor #:
 Levels: 2 Levels
 Unit Entry Lvl:

Garage: Yes, 1CarDetach
 Parking:
 Basement: Yes, Unfinished
 Foundation: Basement-Block
 Web Link: <http://www.4517NCarrolltonAve.com/>
 Web Link2: <http://www.WeSellIndyTeam.com/>

Fireplace: 1, LivingRoom, MasonryFP, WoodBurn

Recent: 06/15/2016 : Back On Market : With->Act

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
Master Bedroom	12x11	Upper	Hardwood	No	2ndBedroom	12x11	Upper	Hardwood	No
3rdBedroom	11x08	Upper	Hardwood	No	BreakfastRoom	14x07	Main	Tile-Ceramic	No
DiningRoom	14x13	Main	Hardwood	No	Kitchen	10x10	Main	Laminated	No
LivingRoom	23x13	Main	Hardwood	No					

Directions

From 46th & Meridian, head east on 46th. Turn right on Carrollton, south to home on east (left) side. Must park on west side of the street.

Property Description

When you arrive, you will be greeted by the charm of this home. Located in SoBro, this home features 3 bedrooms, 2.5 baths, living room, dining room, spacious kitchen/breakfast area and an unfinished basement. Quaint, relaxing front porch and deck for outdoor entertaining. 1 Car detached garage. The location is close to dining, night life and downtown. Come and take a look, you will want to call it home! Recently updated and ready for you!

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

See list of updates attached.

Description

Lifestyle: Detached Arch Style: Two Story
 Exterior: Aluminum Porch: DeckMain, PorchCovrd
 Master Bedroom: WalkinClos Areas: DbISinksMn
 Appliances: CookTopGas, Dishwasher, Refrigeratr Eating Area: BrkfstBar, BrkfstRoom, FormalDR, EatInKitch
 Equipment: Not Applicable Interior Amen: AtticAcces, WIKInClos, HrdrdFloor, WinTherm, WinWood
 Lot Info: StormSewer, StrtLights, TreeMature Exterior Amen: FenceFullR
 Lot Size: .1664 Acres Acres: <1/4 Acre # of Acres: 0.17 Condo Descrip:

Utilities/Environmental

Heating: ForcedAir Fuel: Gas
 Cooling: CeilPadFan, CentrIElec Primary Wtr Source: MunWtrConn
 Water Heater: Gas Primary Sewage Disp: MunSwrConn
 Utility Option: GasConn

Green CertificateNo

Financial/Association Information

Ownership Int: None

Contract/Office Information

List Type: Exclusive Right to Sell BAC: 3.0 % Var: No Insp/Warr: Not Applicable LD: 03/25/2016
 Circumstances of Sale: Disc: Not Applicable Disc Oth: Defects/NN Ent D: 03/26/2016
 Show: Yes FHA Cert: Show Dt: 03/25/2016 Poss: AtClosing Dir Solicit: No A/C Dt:
 LOfc: [KW1N05: Keller Williams Indy Metro NE](#) OP: 317-564-7100 X: OF: 317-564-7111 Dir: XD: 09/25/2016
 LAg: [15467: Kimberly S Carpenter](#) Pref: 317-509-4000 Cell: 317-509-4000 Hm: 317-509-4000 TOM Dt:
 VM: PF: Toll: Show: 317-955-5555 WD:
 Team: Fdbk: 317-509-4000 Fdbk: sold@kimsellsindy.com
 CoAg: [17847: Cynthia Marchant](#) Pref: Ph: Chg Dt: 06/15/2016
 Con1: Type: Ph:
 Con2: Type: Ph:

Requested By: Kimberly S Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Wednesday, June 15, 2016 11:50 AM