



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



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5742 Indianola Ave, Indianapolis, IN 46220
 Prop Sub/Trans: Single Fam/Sale Media: **21** Status: **Active**
 School Dist: Indianapolis Public SchoolArea: 4903 - Marion - Washington BLC#: **21411224** List/MoRnt \$: \$175,000
 Subdivision: MAPLE LAWN County: Marion Twp: Washington DOM/CDOM: 1/1 Year Built: 1937
 Legal Desc: MAPLE LAWN L198 New Const: No Twp: Washington Section/Lot: /198
 Bldr/Prjct/Cont: Tax ID: **490706109094000801** MultiTax ID: Solid Waste: Yes
 Semi Tax: \$847 Tax Year Due: 2015 Tax Exempt: HmTxEx, MortTaxEx



	Soft
Upper:	425
Main:	1,083
Apprx M/U Ttl:	1,508
Basement:	218
Apprx M/U & Bsmnt:	1,726
% Fin Bsmnt:	0-25%
Source:	Apprais

	FB	HB	BD
Upper:	1	0	1
Main:	1	0	2
Bsmnt:	0	0	0
Total:	2	0	3

Beds: 3
 Baths: 2/0
 # Rooms: 7
 Floor #:
 Levels: 2 Levels
 Unit Entry Lvl:

Garage: Yes, 1CarDetach
 Parking:
 Basement: Yes, Unfinished
 Foundation: Basement-Block
 Virtual Tour: <http://www.tourfactory.com/1541994>
 Web Link: <http://www.5742IndianolaAvenue.com/>
 Web Link2: <http://www.WeSellIndyTeam.com/>



Recent: 04/14/2016 : NEW

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
Master Bedroom	31x15	Upper	Carpeting	No	2ndBedroom	13x9	Main	Hardwood	No
3rdBedroom	11x9	Main	Hardwood	No	DiningRoom	13x10	Main	Hardwood	No
Kitchen	14x8	Main	Vinyl	No	LivingRoom	17x11	Main	Hardwood	No
SunRoom	18x9	Main	Laminated/HVNo						

Directions

Kessler Blvd E Dr between College Ave & Keystone Ave to Indianola Ave. South on Indianola. Home is located on the right.

Property Description

Charming 3BR/2A Broad Ripple bungalow with a mix of modern updates. Original hardwood floors, arched doorways and the feeling of yester year. Updated kitchen with new cabinets, tile floors & stainless appliances. Jack n'Jill bath between the main level bedrooms. Large master suite on the upper level with an updated bath with nice sized shower. Living room, dining room and a sunroom off the back, so there is space for entertaining. Close to all the Broad Ripple attractions.

Description

Lifestyle: Detached Arch Style: CapeCod, Two Story
 Exterior: Wood Porch: PorchOpen
 Master Bedroom: WalkInClos Areas: Jk&JilBath, Lndryl nBsmt
 Appliances: Dryer, GrbgDispsl, O/RElec, Refrigratr, Washer Eating Area: FormaIDR
 Equipment: SmokeAlarm, WtrSftnPd Interior Amen: B/I BkShlv, Wkl nClos, HrdrdFloor, ScrnsComp, StrmsCompt, WdWkPaintd
 Lot Info: TreeMature Exterior Amen: DrvGravel, FenceFullR
 Lot Size: A50X132 Acres: <1/4 Acre # of Acres: 0.15 Condo Descrip:

Utilities/Environmental

Heating: ForcedAir Fuel: Gas
 Cooling: CentriElec Primary Wtr Source: MunWtrConn
 Water Heater: Gas Primary Sewage Disp: MunSwrConn
 Utility Option: CableConn, GasConn, HighSpdAvl

Green CertificateNo

Financial/Association Information

Possible Financing: Conventnl, ICON, FHA, VA Fee Paid: Fee Amnt:
 Ownership Int: None

Contract/Office Information

List Type: Exclusive Right to Sell BAC: 3.5% % Var: No Insp/Warr: General LD: 04/13/2016
 Circumstances of Sale: Disc: Not Applicable Disc Oth: Defects/NN, SalesDiscOF Ent D: 04/14/2016
 Show: Yes FHA Cert: Show Dt: 04/14/2016 Poss: Negotiable Dir Solicit: No A/C Dt:
 LOfc: [KWIN05: Keller Williams Indy Metro NE](#) OP: 317-564-7100 X: OF: 317-564-7111 Dir: XD: 10/13/2016
 LAgt: [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](#) Ph: Chg Dt: 04/14/2016
 CoAgt: [17847: Cynthia Marchant](#) Pref: Ph:
 Con1: Type: Ph:
 Con2: Type: Ph:

Requested By: Kimberly S Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Thursday, April 14, 2016 09:47 AM