



6264 N PARK Indianapolis, IN 46220
 Prop Sub/Trans: Single Fam/Sale Media: [21](#) Status: **Active** BLC#: **21493528** List/MoRnt \$: \$179,900
 School Dist: Indianapolis Public Schools Area: 4903 - Marion - Washington DOM/CDOM: 5/5 Year Built: 1932
 Subdivision: WARFLEIGH Virtual Tour: http://www.tourfactory.com/1814261/r_MIBOR Section/Lot: /330
 Legal Desc: WARFLEIGH L330 7 1/2FT VAVirtual Tour 2: Map: - -
 Bldr/Prjct/Cont: New Const: No Stage: Est.Comp. Date:



Tax ID: [490335109131000801](#) MultiTax ID: Solid Waste: Yes
 Semi Tax: \$1,506 Tax Year Due: 2016 Tax Exempt: None

	Sqft	FB	HB	BD	RM	Bed:	
Upper:	0	0	0	0	0	2	
Main:	843	1	0	2	6	Baths: 1/0	
Apprx M/U Ttl:	843	M/U Ttl:	1	0	2	# Rooms: 7	
Basement:	419	Bsmnt:	0	0	0	Floor #:	
Apprx M/U & Bsmnt:	1,262	Total:	1	0	2	7	Levels: 1 Level
% Fin Bsmnt:	0-25%						Unit Entry Lvl:
Source:	Assesso						

Garage: Yes, 2CarDetach
 Parking: Fireplace: 0, NoFirepl
 Basement: Yes, Partial, Unfinished, DayliteWin
 Foundation: Basement-Block

Recent: 06/24/2017 : NEW

Room Information									
Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
MasterBedroom	16x10	Main	Hardwood	Yes	Bedroom2nd	11x10	Main	Hardwood	Yes
DiningRoom	11x9	Main	Hardwood	No	Kitchen	10x9	Main	Laminate	No
LivingRoom	15x12	Main	Hardwood	Yes					

Directions
 From College Ave & Broad Ripple Ave, go north on College to 63rd St. West on 63rd to Park Ave. South to home (2nd house on right).
 Property Description

Super cute Broad Ripple bungalow within walking distance of all that the village has to offer !! Recently renovated 2bdr, 1 bath, with beautiful hardwoods and laminate throughout. Be the envy of neighbors with a large 2 car detached garage, big fenced-in backyard and oversized front porch. Large Living Room opens to Gorgeous Dining Area & Kitchen which includes all appliances. Partial basement for laundry, storage and mechanicals. Make this your new home - NOW !!!

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information
 Please contact co-agent Tim Houterloot at 317.997.0165 or tim@wesellindyteam.com for any questions, offers, etc. Current flood insurance carried by owner at \$1160/yr. Exemptions not currently on property - expect lower taxes as owner occupant. Plumbing replaced with pex

Description		
Lifestyle: Detached	Arch Style: Bungalow, TradAmer	
Exterior: Wood	Porch: PorchScrnd	
Master Bedroom:	Areas: LndryInBsmnt	
Appliances: Dishwasher, Microwave, O/RGas, Refrigratr, Washer	Eating Area: DinComb/LR	
Equipment: SecAlrmRnt, SmokeAlarm	Interior Amen: FloorHrdwd	
Lot Info: TreeMature	Exterior Amen: DrvGravel, FenceFullR	
Lot Size: 0.18 AC	# of Acres: 0.18	Condo Descrip:

Utilities/Environmental		
Heating: ForcedAir	Fuel: Gas	
Cooling: CentriElec	Primary Wtr Source: MunWtrConn	
Water Heater: Gas	Primary Sewage Disp: MunSwrConn	
Utility Option:		Green CertificateNo

Financial/Association Information		
Possible Financing: Cash Only, Conventnl, FHA, VA	Fee Paid:	Fee Amnt:
Ownership Int: NoAssoc		

Contract/Office Information						
List Type: Exclusive Right to Sell	BAC: 3 %	Var: No	Insp/Warr: Not Applicable	LD: 06/24/2017		
Circumstances of Sale: None	Disc: Not Applicable		Disc Oth: FloodPlain	Ent D: 06/24/2017		
Show: Yes	FHA Cert:	Show Dt: 06/25/2017	Poss: AtClosing, Dir Solicit: No	A/C Dt:		
LOf: KWI N01: Keller Williams Indianapolis Metro North	OP: 317-846-6300 X:	OF: 317-846-5959	Dir: Negotiable	XD: 08/31/2017		
LAgt: 15467: Kimberly S. Carpenter	Pref: 317-509-4000	Cell: 317-509-4000	Hm: 317-509-4000	TOM Dt:		
VM:	PF: 317-955-5555	Toll: 317-955-5555	Show: 317-955-5555	WD:		
Team:	Fdbk: 317-997-0165	Fdbk: tim@wesellindyteam.com		Chg Dt: 06/27/2017		
CoAgt: 34719: Tim S. Houterloot	Pref: 317-997-0165					
Circumstances re: Sale: -						

Requested By: Kimberly S. Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Thursday, June 29, 2017 02:04 PM