

1741 Union Street, Indianapolis, IN 46225

Prop Sub/Trans: **Single Fam/Sale**
 School Dist: [Indianapolis Public Schools](#)
 Subdivision: **AYRES S MERIDIAN ST**
 Legal Desc: **AYRES S MERIDIAN ST ADD L**
 Bldr/Prjct/Cont:

Media: [32](#)
 Area: **4913 - Marion - Center Se**
 Virtual Tour: http://www.tourfactory.com/2944415/r_MIBOR
 Interactive VT: <https://my.matterport.com/show/?m=ftb2Js769SA>
 New Const: **No**

Status: **Pending**
 Continue to Show
 BLC#: **21830821**
 DOM/CDOM: **5/5**
 Stage:

List/MoRnt \$: **\$132,000**
 Year Built: **1900**
 Section/Lot: **/45**
 Est.Comp. Date:
 Date Ava:



Recent: **01/04/2022 : PEND : Active->Pend**

Tax ID: [491113112050000101](#)
 Semi Tax: **\$1,034**

MultiTax ID:
 Tax Year Due: **2020**

Solid Waste: **No**
 Tax Exempt: **None**

	Soft
Upper:	
Main:	872
Apprx M/U Ttl:	872
Basement:	436
Apprx M/U & Bsmt:	1,308
% Fin Bsmt:	0-25%
Garage:	308
Source:	Assessor

	FB	HB	BD	RM
Upper:	0	0	0	0
Main:	1	0	3	5
M/U Ttl:	1	0	3	5
Bsmt:	0	0	0	0
Total:	1	0	3	5

Beds: **3**
 Baths: **1/0**
 # Rooms: **5**
 Floor #: **1**
 Levels: **1 Level**
 Unit Entry Lvl:

Garage: **Yes, Detached, GarageDoorOpener**
 Garage Spaces: **1** Fireplace: **1, BedRoomMaster, Non-Functional**
 Basement: **Yes, Partial, Unfinished**
 Foundation: **BasementConcretePoured**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	13x13	Main	Hardwood	No	Bedroom 2nd	11x11	Main	Hardwood	No
Bedroom 3rd	11x8	Main	Hardwood	No	Kitchen	12x13	Main	Vinyl	No
Living Room	14x13	Main	Vinyl	No					

Directions

I-65 to Raymond St exit. Head west on Raymond St. Turn right to head north on S Meridian St. Turn right on Adler St. Turn left on Union St to home on right.

Property Description

This Old Southside charmer is a perfect mix of old world character and modern updates. Ready to move-in or a turn key rental! Kitchen features newer cabinets and vinyl tile floors. Updated bathroom has transom windows. Sealed fireplace and ornamental hardwoods in bedroom / family room have a ton on character. Two other bedrooms also feature original hardwoods. Laundry in basement and sump pump to keep things dry. 1-car garage on the alley. New plumbing and updated wiring.

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

Please allow minimum 24 hour response time on all offers. Please direct all offers to Josh Carpenter (317-402-9111 / josh@wesellindyteam.com). Preliminary title work ordered at Enterprise Title. Master bedroom does not have built in closet and was used as a family room.

Description

Condo Type:	Property Attached YN: Detached	Lifestyle:	Exterior: Vinyl	Master Bedroom:	Appliances: Oven/Range-Electric, Refrigerator	Equipment:	Lot Info: SmokeAlarm, SumpPump Sidewalks	Lot Size: 3,485	Acres: <.25 Acre	Pet Deposit:	Refundable:	Condo Descrip:	Common Walls:	Arch Style:	Porch:	Areas:	Eating Area:	Kitchen Features:	Interior Amen:	Exterior Amen:	# of Acres:	Smoking:	

Utilities/Environmental

Heating: ForcedAir	Cooling: Central Electric	Water Heater: Electric	Utility Option:	Fuel: Gas	Primary Wtr Source: Municipal Water Connected	Primary Sewage Disp: Municipal Sewer Connected	Green Certificate: No
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Financial/Association Information

Possible Financing: Conventional, InsuredConventional, FHA, VA	Ownership Int: NoAssoc	Fee Paid:	HOA Discsr:	Fee Amnt:
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Contract/Office Information

List Type: Exclusive Right to Sell	Circumstances of Sale: None	BAC: 3.0 %	Var: No	Insp/Warr: General	Listed: 12/31/2021
Show: Yes	FHA Cert:	Disc: Not Applicable	Show Dt: 12/31/2021	Disc Oth: Seller's Disclosure Supplements	Entered: 12/31/2021
LOfc: TRBL01: Trueblood Real Estate	LAg: 37042: Joshua Carpenter	OP: (317) 288-5148	X: (317) 288-5148	Poss: AtClosing	Dir Solicit: No
Team:	CoAgt: 15467 : Kimberly Carpenter	Pref: (317) 886-8440	OP: (317) 886-8440	Cell: josh@wesellindyteam.com	Dir: 317-955-5555
SOfc: DRRL01: Mark Dietel Realty, LLC	SAgt: 42678:Chizuki Lothamer	Pref: 317-447-2372	Pref: 317-447-2372	Seller Pd CC:	Show: 02/14/2022
CoSell: :				Seller Pd Pts:	Est Cls: 02/14/2022
				Terms:	Change: 01/05/2022
					PD: 01/04/2022
					Closed:

Requested By: Joshua Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Monday, January 10, 2022 12:59 PM

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