

4212 DAHLIA Court, Indianapolis, IN 46220

Prop Sub/Trans: Condo/Sale	Media: 40	Status: Active
School Dist: Washington Township	Area: 4903 - Marion - Washington	BLC#: 21833586
Subdivision: GARDEN WALK	Virtual Tour: http://www.tourfactory.com/2946947/r_MIBOR	DOM/CDOM: 13/13
Legal Desc: GARDEN WALK L76 BLK 15	Interactive VT: https://my.matterport.com/show/?m=teLSktoD9uT&brand=0	List/MoRnt \$: \$155,000*
Bldr/Prjct/Cont:	New Const: No	Year Built: 1972
		Section/Lot: /76
		Est.Comp. Date:
		Date Ava:



Tax ID: **490709119067000800**
 Semi Tax: **\$667**

MultiTax ID:
 Tax Year Due: **2021**

Solid Waste: **Yes**
 Tax Exempt: **Homestead Mortgage Tax**

	Sqft
Upper:	851
Main:	851
Apprx M/U Ttl:	1,702
Basement:	0
Apprx M/U & Bsmnt:	1,702
% Fin Bsmnt:	
Source:	Appraisal

	FB	HB	BD	RM
Upper:	1	0	3	3
Main:	1	0	1	4
M/U Ttl:	2	0	4	7
Bsmnt:	0	0	0	0
Total:	2	0	4	7

Beds: **4**
 Baths: **2/0**
 # Rooms: **7**
 Floor #: **1**
 Levels: **2 Levels**
 Unit Entry Lvl: **1**

Garage: **No, Carport, Assigned Parking**
 Garage Spaces: **2** Fireplace: **0**
 Basement: **No**
 Foundation: **Slab**
 Web Link: <http://www.wesellindyteam.com>

Recent: **01/26/2022 : DECR : \$160,000->\$155,000**

Room Information									
Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	17x11	Main	Carpeting	No	Bedroom 2nd	17x11	Upper	Carpeting	No
Bedroom 3rd	15x11	Upper	Carpeting	No	Bedroom 4th	12x12	Upper	Carpeting	No
Dining Room	10x11	Main	Vinyl Hardwood	No	Kitchen	10x11	Main	Vinyl Hardwood	No
Living Room	15x17	Main	Vinyl Hardwood	No					

Directions
Binford to 56th Street east to Garden Walk entrance, south to Dahlia Ct turn right, home is corner unit on right

Property Description
Rare opportunity to own one of the 4BR/2BA units in Garden Walk. This end unit features a main level master bedroom with a full bath, currently used as an office. The open floor plan allows for all to be together whether in the kitchen, dining room or watching the big game. Upstairs are 3 additional bedrooms & a full bath, one is currently being used as the master. There is a spacious covered patio with access to your outdoor storage and your carport. The community features a clubhouse, workout center, pool and tennis courts, all in a great location. Come and see it today!

Condo Type:		Description	
Property Attached YN:	Attached	Condo Descrip:	EndUnit
Lifestyle:	Townhouse	Common Walls:	1 Common Wall
Exterior:	Brick	Arch Style:	TraditonalAmerican
Master Bedroom:	SinksDouble, Suite, TubFull w/Shower	Porch:	PorchCovered
Appliances:	Dishwasher, Garbage Disposal, Microwave	Areas:	Foyer Small, Laundry Closet, Laundry Room Main Level
Equipment:	NetworkReady, SmokeAlarm	Eating Area:	BreakfastRoom, Dining-L
Lot Info:	Sidewalks, StreetLights, TreeMature	Kitchen Features:	Breakfast Bar
Lot Size:	0.00 AC	Interior Amen:	ScreensComplete, WindowsVinyl, WoodWorkPainted
Pet Deposit:		Exterior Amen:	PoolCommunity, StoragShed, Sprinkler/IrrigationSys, TennisCommunity
			0.00

Utilities/Environmental		Green Certificate:	
Heating:	ForcedAir	Fuel:	Gas
Cooling:	Central Electric	Primary Wtr Source:	Municipal Water Connected
Water Heater:	Gas	Primary Sewage Disp:	Municipal Sewer Connected
Utility Option:	Cable Available, Gas Connected		No

Financial/Association Information			
Possible Financing:	Conventional, InsuredConventional, FHA, VA	Fee Paid:	Monthly
Ownership Int:	MandFee	HOA Disclsr:	Covenants & Restrictions
Fee Includes:	Clubhouse, Exercise, InsuranceCommonArea, ParkPlayground, Pool, ProfessionalMgmt, SnowRemoval, Tennis		
Mgmt Co.:	Property Service Group	Mgmt Phone:	(317) 837-9860
		More than 1 Assoc:	No

Contract/Office Information			
List Type:	Exclusive Right to Sell	BAC:	3.0 %
Circumstances of Sale:		Var:	Yes
Show:	Yes	Insp/Warr:	Not Applicable
LOf:	TRBL01: Trueblood Real Estate	Disc Oth:	Seller's Disclosure Supplements
LAg:	15467: Kimberly Carpenter	Poss:	Negotiable
Team:		Dir Solicit:	No
CoAgt:		OF:	
SAgt:		Cell:	(317) 509-4000
		Show:	317-955-5555
		Fdbk:	sold@kimsellsindy.com
		Pref:	
		Est Cls:	
		Seller Pd Pts:	

Requested By: Kimberly Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Wednesday, January 26, 2022 02:49 PM