

735 LEXINGTON, #23 Avenue, Unit#23, Indianapolis, IN 46203

Prop Sub/Trans: **Condo/Sale** Media: **39** Status: **Pending** BLC#: **21826912** List/MoRnt \$: **\$225,000**
 School Dist: **Indianapolis Public Schools** Area: **4913 - Marion - Center Se** DOM/CDOM: **7/7** Year Built: **1900**
 Subdivision: **UNION LAUNDRY LOFTS** Virtual Tour: **http://www.tourfactory.com/2939297/r_MIBOR** Section/Lot: **0/0**
 Legal Desc: **UNION LAUNDRY LOFTS HPR U** Interactive VT: **https://my.matterport.com/show/?m=1CB4v5WWvba**
 Bldr/Prjct/Cont: New Const: **No** Stage: Est.Comp. Date:



Tax ID: **491112236108000101** MultiTax ID: Solid Waste: **No**
 Semi Tax: **\$953** Tax Year Due: **2020** Tax Exempt: **Homestead MortgageTax**

	Sqft
Upper:	0
Main:	1,307
Apprx M/U Ttl:	1,307
Basement:	0
Apprx M/U & Bsmt:	1,307
% Fin Bsmt:	
Source:	Assessor

	FB	HB	BD	RM	
Upper:	1	0	1	1	Beds: 1
Main:	0	0	0	2	Baths: 1/0
M/U Ttl:	1	0	1	3	# Rooms: 3
Bsmt:	0	0	0	0	Floor #: 2
Total:	1	0	1	3	Levels: 2 Levels
					Unit Entry Lvl: 2

Garage: **Yes, Detached**
 Garage Spaces: **1** Fireplace: **0**
 Basement: **No**
 Foundation: **Crawl**
 Web Link: **http://www.wesellindyteam.com/**
 Web Link2: **http://www.unionlaundrylofts.org/**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	17x16	Upper	Carpeting	No	Great Room	18x18	Main	Carpeting	Yes
Kitchen	17x13	Main	Hardwood	No					

Directions

I-65N to Exit 110A towards Morris Street. Continue straight onto Leonard Street. Turn left on Virginia Ave. Turn right onto S College Ave. Turn right on Lexington Ave to Union Laundry Lofts on right.

Property Description

If you're looking for a loft in the perfect location near downtown and Fountain Square, look no further. This unit features a large bedroom overlooking the living space with a wall of windows and a spacious bathroom with double sink, tub and tile shower. The living room and kitchen are perfect for entertaining and enjoying views of downtown. Unit also features rooftop access from your unit. Unlike most condos this home features great storage area in the unit. One garage spot is included. Come take a look today!

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

Direct all questions and offers to Josh Carpenter 317-402-9111 / josh@wesellindyteam.com. Preliminary title work ordered at Enterprise Title. Please allow 24 hour response time on all offers.

Description

Condo Type: Horizontal	Condo Descrip: UpperLevel
Property Attached YN: Attached	Common Walls: Other
Lifestyle: Loft	Arch Style: Other
Exterior: Brick	Porch: DeckUp
Master Bedroom: Suite, TubFull, TubFull/SepShower, TubWhirlpool	Areas: Laundry Room Upstairs
Appliances: Laundry Connection in Unit, Dishwasher, Dryer, Garbage Disposal, Microwave, Oven/Range-Electric, Refrigerator, Washer	Eating Area: Dining/LivingRoomCombo
Equipment: Not Applicable	Kitchen Features: Breakfast Bar, Kitchen Eat In
Lot Info: Corner, StormSewer, StreetLights	Interior Amen: HardwoodFloors
Lot Size: N/A	Exterior Amen: DrivewayConcrete
Pet Deposit: Refundable: CndHPRCoop	# of Acres: 0.00
	Smoking:

Utilities/Environmental

Heating: HeatPump	Fuel: Electric	Green Certificate: No
Cooling: Central Electric, Fans Ceiling Paddle	Primary Wtr Source: Municipal Water Connected	
Water Heater: Electric	Primary Sewage Disp: Municipal Sewer Connected	
Utility Option: Cable Connected		

Financial/Association Information

Possible Financing: Conventional, InsuredConventional	Fee Paid: Monthly	Fee Amnt: \$350
Ownership Int: MandFee	HOA Disclsr:	
Fee Includes: AssociationHomeOwners, InsuranceBuildingHazard, InsuranceCommonArea, LaundryConnectionInUnit, Lawncare, MaintenanceBldExterior, SecurityShared		
Mgmt Co.: Communitas Inc	Mgmt Phone: 3175450105	More than 1 Assoc:

Contract/Office Information

List Type: Exclusive Right to Sell	BAC: 3.0 %	Var: Yes	Insp/Warr: General	Listed: 11/30/2021
Circumstances of Sale: None	Disc: Not Applicable		Disc Oth: Seller's Disclosure Supplements	Entered: 11/30/2021
Show: Yes	Show Dt: 11/30/2021		Poss: Negotiable	TOM Dt:
LOfc: TRBL01: Trueblood Real Estate	OP: (317) 288-5148 X:		OF: Dir Solicit: No	WD:
LAgt: 37042: Joshua Carpenter	Pref:		Dir: Show: 317-955-555	XD: 05/30/2022
Team:	Fdbk: 317-402-9111		Fdbk: josh@wesellindyteam.com	Change: 12/22/2021
CoAgt: 15467: Kimberly Carpenter	Pref:		Est Cls: 01/31/2022	PD: 12/06/2021
SOfc: EXPL01: eXp Realty, LLC	OP: (888) 611-3912		Seller Pd CC:	Closed:
SAgt: 43698: Jordan Allinger	Pref: (217) 552-4450		Seller Pd Pts:	
CoSell: :	Pref:		Terms:	

Auction Information

Auction Date: Auction Time: **00:00** Auction Type: Auction Company:

Requested By: Joshua Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Monday, January 10, 2022 01:13 PM

Information deemed reliable, but not guaranteed. Copyright © 2020, MIBOR Broker Listing Cooperative, all rights reserved.