



5924 Rosslyn Avenue, Indianapolis, IN 46220

Prop Sub/Trans: **Single Fam/Sale**
 School Dist: **Indianapolis Public Schools**
 Subdivision: **NORTHCLIFFE**
 Legal Desc: **NORTHCLIFFE L559 & 26FT S**
 Bldr/Prjct/Cont:

Media: **48**
 Area: **4903 - Marion - Washington**
 Virtual Tour: **http://www.tourfactory.com/2967457**
 Interactive VT: **https://my.matterport.com/show/?m=Zs2N5ZJDSyx&brand=0**
 New Const: **No**

Status: **Active**
 BLC#: **21845962**
 DOM/CDOM: **1/1**
 List/MoRnt \$: **\$400,000**
 Year Built: **1949**
 Section/Lot: **/559**
 Est. Comp. Date:
 Date Ava:



Tax ID: **490706125399000801**
 Semi Tax: **\$1,653**
 MultiTax ID:
 Tax Year Due: **2022**
 Solid Waste: **Yes**
 Tax Exempt: **Homestead MortgageTax**

	Sqft
Upper:	1,008
Main:	1,096
Apprx M/U Ttl:	2,104
Basement:	1,008
Apprx M/U & Bsmnt:	3,112
% Fin Bsmnt:	50-75%
Garage:	440
Source:	Assessor

	FB	HB	BD	RM
Upper:	1	0	2	2
Main:	1	0	2	6
M/U Ttl:	2	0	4	8
Bsmnt:	0	0	0	2
Total:	2	0	4	10

Beds: **4**
 Baths: **2/0**
 # Rooms: **10**
 Floor #:
 Levels: **2 Levels**
 Unit Entry Lvl:

Garage: **Yes, Detached, GarageDoorOpener, KeylessEntry**
 Garage Spaces: **2**
 Fireplace: **1, GreatRoom, MasonryFirePlace, WoodBurning**

Basement: **Yes, Full, Finished Walls, Daylite Windows**
 Foundation: **Basement-Block**
 Web Link: **https://www.wesellindyteam.com**

Recent: **03/30/2022 : NEW**

Room Information									
Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	15x13	Main	Hardwood	Yes	Bedroom 2nd	11x10	Main	Hardwood	Yes
Bedroom 3rd	12x15	Upper	Hardwood	Yes	Bedroom 4th	16x15	Upper	Hardwood	Yes
Bonus Room	22x10	Basement	Vinyl Hardwood	Yes	Breakfast Room	12x07	Main	Tile-Ceramic	Yes
Dining Room	11x10	Main	Hardwood	Yes	Kitchen	16x07	Main	Tile-Ceramic	Yes
Living Room	15x10	Main	Hardwood	Yes	Rec/Play Room	14x14	Basement	Vinyl Hardwood	Yes

Directions: **Kessler Blvd between College and Keystone. North onto Rosslyn. House is on left (West side of street)**

Property Description: **What an opportunity to own a beautiful 4BR/2BA Cape Cod home in Broad Ripple. The main level features a spacious great room with a cozy fireplace which opens to the breakfast area/kitchen. The kitchen has been updated and comes with all appliances. There are two nice sized bedrooms on the main level that share a bath. Upstairs are two additional bedrooms and another bath. The basement is partially finished with newer vinyl hardwood floors. You can relax on your deck overlooking your private rear yard with mature trees. Two car detached garage also. Washer and dryer are also included. Close to Broad Ripple Park and the new Family Center that is being built. Don't wait, you will want to call it home!**

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information
Showings begin Friday morning, 4/1. All offers to be received by 6pm Sunday, 4/3 with a response from the seller by Noon on Monday 4/4. Seller will NOT respond to any offer deadline prior to 6pm on 4/3. Seller prefers 60 day post possession.

Condo Type: **Detached**
 Property Attached YN: **Detached**
 Lifestyle: **Stone, Wood**
 Exterior: **Stone, Wood**
 Master Bedroom: **Dishwasher, Dryer, Garbage Disposal, Oven/Range-Electric, Refrigerator, Washer, MicroHood**
 Appliances: **Dishwasher, Dryer, Garbage Disposal, Oven/Range-Electric, Refrigerator, Washer, MicroHood**
 Equipment: **SmokeAlarm**
 Lot Info: **NotInSubdivision, TreesSmall**
 Lot Size: **8,777** Acres: **<.25 Acre**
 Pet Deposit: **Refundable:**

Description: **CapeCod DeckMain, PorchOpen Foyer Small, Laundry in Basement BreakfastRoom, Dining/LivingRoomCombo**
 Kitchen Features: **Kitchen Galley, Kitchen Updated, Pantry BuiltInBookShelves, HardwoodFloors, WindowsWood, WoodWorkPainted DrivewayAsphalt, FencePartial 0.20**
 Utilities/Environmental: **Gas Municipal Water Connected Municipal Sewer Connected**
 Green Certificate: **No**

Financial/Association Information: **Conventional, InsuredConventional, FHA, VA**
 Possible Financing: **Conventional, InsuredConventional, FHA, VA**
 Ownership Int: **NoAssoc**
 Fee Paid: **Fee Amnt:**
 HOA Discsr:

Showing Information: **BrokerBay**
 Showing Service: **BrokerBay**
 Showings Phone: **317-218-0600**

Contract/Office Information: **3.0 % Var: No**
 List Type: **Exclusive Right to Sell**
 Circumstances of Sale: **Not Applicable**
 Show: **No** FHA Cert:
 LOfc: **TRBL01: Trueblood Real Estate**
 LAgt: **15467: Kimberly Carpenter**
 Team:
 CoAgt:
 SAgt:

Requested By: **Kimberly Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Wednesday, March 30, 2022 10:45 AM**

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