



5145 Crittenden Avenue, Indianapolis, IN 46205

Prop Sub/Trans: **Single Fam/Sale**
 School Dist: **Indianapolis Public Schools**
 Subdivision: **BELLAIRE**
 Legal Desc: **Bellaire L325**
 Bldr/Prjct/Cont:

Media: **48**
 Area: **4903 - Marion - Washington**
 Virtual Tour: **http://www.tourfactory.com/2970299**
 Interactive VT: **https://my.matterport.com/show/?m=FsMp5Mss9vL&brand=0**
 New Const: **No**

Status: **Active**
 BLC#: **21847290**
 DOM/CDOM: **1/1**
 Stage:
 List/MoRnt \$: **\$250,000**
 Year Built: **1940**
 Section/Lot: **/325**
 Est.Comp. Date:
 Date Ava:



Tax ID: **490707139394000801**
 Semi Tax: **\$1,114**
 MultiTax ID:
 Tax Year Due: **2020**
 Solid Waste: **No**
 Tax Exempt: **Homestead MortgageTax**

	Sqft
Upper:	
Main:	826
Apprx M/U Ttl:	826
Basement:	826
Apprx M/U & Bsmt:	1,652
% Fin Bsmt:	75+%
Source:	Assessor

	FB	HB	BD	RM	Beds:
Upper:	0	0	0	0	2
Main:	1	0	2	4	2/0
M/U Ttl:	1	0	2	4	5
Bsmt:	1	0	0	1	Floor #:
Total:	2	0	2	5	1 Level
					Unit Entry Lvl:

Garage: **No, None**
 Garage Spaces:
 Basement: **Yes, Finished, Full, Egress Windows**
 Foundation: **Basement-Block**
 Web Link: **http://www.wesellindyteam.com**
 Fireplace: **0**

Recent: **04/21/2022 : NEW**
 Next OH: **Public: Sat Apr 23, 11:00AM-1:00PM**

Room Information									
Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	11x11	Main	Hardwood	No	Bedroom 2nd	10x10	Main	Hardwood	No
Bonus Room	22x20	Basement	Laminate	No	Kitchen	20x9	Main	Tile-Ceramic	No
Living Room	15x12	Main	Hardwood	No					

Directions: **Starting N on Keystone Ave. Turn Left onto 52nd St. Turn Left onto Crittenden Ave. Destination will be on Lefthand Side.**

Property Description: **Welcome home! This charming 2-bedroom 2-bathroom updated bungalow is located in Broad Ripple close to the shops and the Monon Trail. This home offers a brand-new roof, gutters, hardwood floors, an updated kitchen with quartz countertops, SS appliances, and a custom kitchen bankett with table included. The updated basement has a bar with a mini-fridge included with the potential of a 3rd bedroom in the basement with an Egress Window! Beautiful fully fenced-in backyard with a convenient electric gate opener for private parking and a mini barn for storage!**

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information
Seller prefers quick close and post possession for 60 days to find suitable housing. All offers due Sunday 4/24 by 1 pm with a response time of Monday at 10 am. Seller reserves the right to accept an offer at any time. Please contact Gabby O'Connor with any questions 317-518-4453. Prelim title ordered with Doma! *Excluded: ring security/floodlight and deep freezer in the basement! * Included: Kitchen table & mini bar in basement.

Condo Type:		Description	
Property Attached YN:	Detached	Condo Descrip:	
Lifestyle:		Common Walls:	
Exterior:	Aluminum	Arch Style:	Bungalow/Shotgun
Master Bedroom:		Porch:	PatioOpen, PorchCovered
Appliances:	Dishwasher, Dryer, Garbage Disposal, Oven/Range-Electric, Refrigerator, Refrigerator-Bar, Washer, MicroHood	Areas:	Laundry in Basement, Utility Room
		Eating Area:	Dining/KitchenCombo
Equipment:	RadonSystem, SmokeAlarm, SumpPump	Kitchen Features:	Kitchen Eat In, Kitchen Updated
Lot Info:	TreeMature	Interior Amen:	HardwoodFloors
Lot Size:	325	Exterior Amen:	BarnMini, FencePrivacy
Pet Deposit:		# of Acres:	0.12
	Acres: <.25 Acre	Smoking:	

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

Possible Financing: **Conventional, InsuredConventional, FHA, VA**
 Ownership Int: **NoAssoc**
 Fee Paid:
 HOA Disclsr:
 Fee Amnt:

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

Contract/Office Information			
List Type:	Exclusive Right to Sell	BAC:	3.0 %
Circumstances of Sale:		Disc:	Not Applicable
Show: Yes	FHA Cert:	Show Dt:	04/21/2022
LOfc: TRBL01: Trueblood Real Estate		OP:	(317) 288-5148 X:
LAg: 15467: Kimberly Carpenter		Pref:	
Team:		Fdbk:	317-509-4000
CoAg: 42500 : Gabrielle O'Connor		Pref:	(317) 518-4453
SAg: :		Sfref:	
		Insp/Warr:	Not Applicable
		Disc Oth:	Seller's Disclosure Supplements
		Poss:	Negotiable
		Dir Solicit:	No
		OF:	
		Cell:	(317) 509-4000
		Show:	317-218-0600
		Fdbk:	sold@kimsellsindy.com
		Est Cls:	
		Listed:	04/21/2022
		Entered:	04/21/2022
		TOM Dt:	
		WD:	
		XD:	10/21/2022
		Change:	04/21/2022
		PD:	

Requested By: Gabrielle O'Connor. Information Deemed Reliable, but not Guaranteed © MIBOR Thursday, April 21, 2022 12:04 PM