

749 N Park Avenue, Unit#B, Indianapolis, IN 46202

Prop Sub/Trans: **Condo/Sale** Media: **60** Status: **Active** MultiTax ID: **21860721** List/MoRnt \$: **\$1,500,000**
 School Dist: **Indianapolis Public Schools** Area: **4912 - Marion - Center Ne** BLC#: **21860721** DOM/CDOM: **2/2** Year Built: **1907**
 Subdivision: **WOODS SUB** Virtual Tour: **https://pics.vrxmedia.com/749-N-Park-Ave** Section/Lot: **/0**
 Legal Desc: **THE PHOENIX RESIDENTIAL C** Interactive VT: **https://my.matterport.com/show/?m=TK782mEMSfP**
 Bldr/Prjct/Cont: **C** New Const: **No** Stage: Est.Comp. Date:
 Date Ava:



Tax ID: **491101168089001101** MultiTax ID: Solid Waste: **No**
 Semi Tax: **\$6,874** Tax Year Due: **2021** Tax Exempt: **Homestead Tax Exemption**

	Sqft	FB	HB	BD	RM	Beds:	
Upper:	925	1	0	1	2	3	
Main:	1,225	1	0	0	4	Baths:	3/0
Apprx M/U Ttl:	2,150	2	0	1	6	# Rooms:	10
Basement:	1,240	1	0	2	4	Floor #:	1
Apprx M/U & Bsmnt:	3,390	3	0	3	10	Levels:	2 Levels
% Fin Bsmnt:	100%					Unit Entry Lvl:	1
Garage:	315						
Source:	Floorplan						

Garage: **Yes, Detached, GarageDoorOpener, Heated, StorageArea, Other**
 Garage Spaces: **2** Fireplace: **1, GasLog, LivingRoom**
 Basement: **Yes, Finished, Full, Egress Windows**
 Foundation: **Basement-Block**
 Web Link: **http://www.wesellindyteam.com**

Recent: **06/08/2022 : NEW**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	21x10	Upper	Hardwood	No	Bedroom 2nd	11x16	Basement	Vinyl Hardwood	No
Bedroom 3rd	13x12	Basement	Vinyl Hardwood	No	Bedroom 4th	11x11	Main	Hardwood	No
Bonus Room	16x14	Basement	Vinyl Hardwood	No	Dining Room	24x12	Main	Hardwood	No
Family Room	17x18	Main	Hardwood	No	Kitchen	14x16	Main	Hardwood	No
Living Room	18x17	Upper	Hardwood	No	Rec/Play Room	10x10	Basement	Vinyl Hardwood	No

Directions

From intersection of College Ave / Mass Ave / St Clair St, head west on St Clair St. Turn left on Park Ave to property on left.

Property Description

The perfect mix of historic charm and modern amenities! Located in Chatham Arch, the historic Phoenix Theatre was renovated into 3 unique condos. Enter to find a bright foyer overlooking the DR adjacent to the family rm with HW floors, industrial metal beams and exposed brick. Gourmet kit has high end cabinets with granite counters, rustic wood island, SS appliances and WI pantry. Just off this area is an office/4th BR and full bath. Head upstairs to find a living rm with FP and steps to a large patio overlooking the neighborhood. The master suite includes a double sink vanity, huge tile shower w/ skylight & massive WIC w/ laundry. Basement: 2 nicely sized BRs, a full bath as well as a sunken bonus room setup for theatre or golf simulator.

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

Please direct all questions and offers to Josh Carpenter, 317-402-9111 / josh@wesellindyteam.com. Preliminary title work ordered with First American Title - Downtown. Please provide POF / Pre-Approval Letter to listing agent prior to scheduling appointment. Garage is a 2 car garage with hydraulic lift. Second laundry hookup located in basement. HVAC is a split system with controls on all floors.

Description

Condo Type:	Co-op	Condo Descrip:	BldgCommonEntry
Property Attached YN:	Attached	Common Walls:	Contemporary
Lifestyle:	Triplex	Arch Style:	Contemporary
Exterior:	Brick	Porch:	Family Room 2nd Story, Foyer Large, Living Room Formal, Laundry Room Upstairs Dining/FamRoomCombo
Master Bedroom:	ClosetWalkin, ShowerStallFull, SinksDouble, Suite	Areas:	Family Room 2nd Story, Foyer Large, Living Room Formal, Laundry Room Upstairs Dining/FamRoomCombo
Appliances:	Cook Top Gas, Dryer, Microwave, Range Hood Fan, Washer, Oven Double	Eating Area:	Dining/FamRoomCombo
Equipment:	SecurityAlarmPaid, SmokeAlarm, SumpPump	Kitchen Features:	Center Island, Kitchen Updated, Pantry WalkIn CeilingVaulted, WalkInCloset, HardwoodFloors, WoodWorkStain/Painted
Lot Info:	Sidewalks, StreetLights	Interior Amen:	DrivewayConcrete, FencePartial
Lot Size:	0	Exterior Amen:	0.00
Pet Deposit:	Acres: CndHPRCoop	# of Acres:	0.00
	Refundable:	Smoking:	

Utilities/Environmental

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

Financial/Association Information

Possible Financing:	Conventional, InsuredConventional	Fee Paid:	Monthly	Fee Amnt:	\$550
Ownership Int:	MandFee	HOA Disclsr:	Covenants & Restrictions		
Fee Includes:	AssociationHomeOwners, Lawncare, MaintenanceAllGround, MaintenanceBldExterior, MaintenanceCommonArea, SnowRemoval				
Mgmt Co.:	-	Mgmt Phone:	-	More than 1 Assoc:	No

Showing Information

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

Contract/Office Information

List Type:	Exclusive Right to Sell	BAC:	2.25 %	Var:	No	Insp/Warr:	General	Listed:	06/07/2022
Circumstances of Sale:		Disc:	Not Applicable	Disc Oth:	Seller's Disclosure Supplements	Disc Oth:	Seller's Disclosure Supplements	Entered:	06/08/2022
Show:	Yes	Show Dt:	06/07/2022	Poss:	Negotiable	Dir Solicit:	No	TOM Dt:	
LOfc:	TRBL01: Trueblood Real Estate	OP:	317-288-5148 X:	OF:		Dir:		WD:	
LAgt:	37042: Joshua Carpenter	Pref:		Cell:	317-402-9111			XD:	12/07/2022
Team:		Fdbk:	josh@wesellindyteam.com					Change:	06/08/2022
CoAgt:		Pref:		Ph:	317-402-9111	Est Cls:		PD:	
Con1:	Josh Carpenter	Type:	Other	Seller Pd Pts:					
SAgt:	:	Pref:							

Requested By: Joshua Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Wednesday, June 08, 2022 10:43 AM

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