

5852 Victory Avenue, Indianapolis, IN 46203

Prop Sub/Trans: **Single Fam/Sale** Media: **29** Status: **Active** BLC#: **21875203** List/MoRnt \$: **\$195,000**
 School Dist: **Franklin Township** Area: **4906 - Marion - Franklin** DOM/CDOM: **2/2** Year Built: **1998**
 Subdivision: **Arlington Meadows** Virtual Tour: **https://www.tourfactory.com/3014971** Section/Lot: **/157**
 Legal Desc: **ARLINGTON MEADOWS SEC 4** Interactive VT: **https://my.matterport.com/show/?m=C2vSSVC6qzr**
 Bldr/Prjct/Cont: **L** New Const: **No** Stage: Est.Comp. Date:
 Date Ava:



Tax ID: **491034101022000300** MultiTax ID: Solid Waste: **Yes**
 Semi Tax: **\$707** Tax Year Due: **2021**
 Tax Exempt: **Homestead Tax Exemption, Mortgage Tax Exemption**

Sqft		FB HB BD RM				Bed:
Upper:	0	0	0	0	0	3
Main:	1,044	2	0	3	6	2/0
Apprx M/U Ttl:	1,044	2	0	3	6	# Rooms: 6
Basement:	0	2	0	0	0	Floor #: 1 Level
Apprx M/U & Bsmt:	1,044	2	0	3	6	Unit Entry Lvl:
% Fin Bsmt:						
Source:	Assessor					

Garage: **Yes, Attached, GarageDoorOpener, FinishedGarage**
 Garage Spaces: **2** Fireplace: **1, GreatRoom, WoodBurning**
 Basement: **No**
 Foundation: **Slab**
 Web Link: <http://www.wesellindyteam.com/>
[https://www.chicagotitleindy.com/CTRSIndianapolisMetro/media/CCRS/A-1/Arlington-Meadows-\(Marion\)-CCRS.pdf](https://www.chicagotitleindy.com/CTRSIndianapolisMetro/media/CCRS/A-1/Arlington-Meadows-(Marion)-CCRS.pdf)
 Web Link2:

Recent: **08/04/2022 : NEW**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	13x12	Main	Carpeting	Yes	Bedroom 2nd	12x9	Main	Carpeting	Yes
Bedroom 3rd	10x10	Main	Carpeting	Yes	Great Room	15x13	Main	Laminate	Yes
Kitchen	13x10	Main	Laminate	Yes	LaundryRm	7x5	Main	Tile-Ceramic	No

Directions

465 to Southeastern Ave exit. Turn left to go south on Arlington Ave. Turn right on Victory Ave. Turn right on Victory Blvd to home on right.

Property Description

If you're looking for an updated home that is move in ready, look no further! Step inside this ranch home to find newer laminate floors throughout the home. Spacious master suite is at front of the home is filled with natural light and has a WIC with attached full bath. Main living area has an open concept floor plan that has a kitchen with SS appliances overlooking the breakfast room and living room with fireplace. Step just outside the great room to find a patio overlooking the pond and backyard with raised garden beds. Bedrooms 2 and 3 are nicely sized and both have WIC. Updates include: Roof (2021), Water softener (2020), Microwave (2020), Garage door (2019), Windows (2019), HVAC (2016), Oven (2015), Dishwasher (2014), Flooring (2014)

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

Please direct all questions and offers to Josh Carpenter: 317-402-9111 / josh@wesellindyteam.com. Please allow 48 hour response time on all offers. Preliminary title ordered at Enterprise Title. Exclude: Washer, Dryer, Refrigerator.

Description

Condo Type: **Detached** Condo Descrip:
 Property Attached YN: **Detached** Common Walls:
 Lifestyle: **Ranch, TraditonalAmerican**
 Exterior: **Brick, Vinyl** Arch Style:
 Master Bedroom: **BedRoomSplit, ClosetWalkin, TubFull** Porch: **PatioOpen, PorchCovered**
 Appliances: **Dishwasher, Garbage Disposal, Microwave, Oven/Range-Electric** Areas: **Foyer Small, Laundry Room Main Level**
 Eating Area: **BreakfastRoom**
 Kitchen Features: **Kitchen Eat In, Pantry**
 Equipment: **SecurityAlarmPaid, SmokeAlarm** Interior Amen: **AtticAcces, CathedralCeiling, WalkInCloset, ScreensComplete, WindowsThermal, WindowsVinyl**
 Lot Info: **Lakefront, Sidewalks, TreesSmall** Exterior Amen: **DrivewayConcrete**
 Lot Size: **55x110** Acres: **<.25 Acre** # of Acres: **0.13**
 Pet Deposit: Refundable:

Utilities/Environmental

Heating: **ForcedAir** 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, FHA, VA** Fee Paid: **Annually** Fee Amnt: **\$120**
 Ownership Int: **MandFee** HOA Disclsr: **Covenants & Restrictions**
 Fee Includes: **AssociationHomeOwners, EntranceCommon, MaintenanceCommonArea, SnowRemoval**
 Mgmt Co.: **Arlington Meadows HOA** Mgmt Phone: **317-789-8822** More than 1 Assoc:

Showing Information

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

Contract/Office Information

List Type: **Exclusive Right to Sell** BAC: **3.0 %** Var: **Yes** Insp/Warr: **General** Listed: **08/04/2022**
 Circumstances of Sale: Disc: **Not Applicable** Disc Oth: **Seller's Disclosure On File** Entered: **08/04/2022**
 Show: **Yes** FHA Cert: Show Dt: **08/04/2022** Poss: **Negotiable** Dir Solicit: **No** TOM Dt:
 LOfc: **TRBL01: Trueblood Real Estate** OP: **317-288-5148 X:** OF: Dir: **WD:**
 LAg: **37042: Joshua Carpenter** Pref: Cell: **317-402-9111** XD: **02/03/2023**
 Team: Fdbk: **josh@wesellindyteam.com** Change: **08/04/2022**
 CoAgt: **15467 : Kimberly Carpenter** Pref: Est Cls: **PD:**
 SAg: Seller Pd Pts:

Requested By: Joshua Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Friday, August 05, 2022 08:28 AM

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