



Residential/Condo Media: 24 www.towfactory.com/1044598
BLC#: 21249575 **RES** **Status:** Active **Area:** 3204-Hendricks - Washington **LP:** \$144,900
1223 CONSTITUTION DR **Lt:** 39.7817 **Ln:** -86.3286 **Map:**
Town: Indianapolis **Twp:** Washington **Zip:** 46234 **County:** Hendricks
Legal: Lot 176 Linden Square Ph **Sec:** **Lot:** 176 **School:** Avon Community
Tax ID: 320832491004000022 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** \$1,234
Subdiv: Lot 176 Linden Square **Tax Exempt:** None **Tax Yr Due:** 2013
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 2001 **Est.Comp.Date:**

Loc:
Rooms: 9 **Bd:** 3
Floor#:
Unit Entry Level:
Levels: 2 Levels
Baths: 3
Parking:
Bas: N
Foundation: Slab

SqFt	FB	HB
Upper: 1,242	Upper Bth:	2 0
Main: 862	Main Bth:	0 1
Approx M/U Total: 2,104	Bsmt Bth:	0 0
Basement: 0	Total:	2 1
Approx M/U & NOBSM: 2,104		
% Finished Basement:	DOM:	1
Source: Assessor	CDOM:	1

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W
Living:				Master:	19x15	U	C N
Family Rm:				2nd:	15x11	U	C N
Great Rm:	18x16	M	C N	3rd:	13x12	U	C N
Dining:	15x12	M	C N	4th:			
Kitchen:	11x10	M	V N	LaundryRm:	7x6	M	V N
Brkfst Rm:	11x9	M	V N				
Loft:	16x12	U	C N				

Frplc: 1 / FamilyRm, GasLog
Gar: Y / 2CATC / FINGER, GROPN

Directions

From 465 on West side exit 10th Street- go west to Raceway , north to Valley Forge then left on Constitution to home on right,

Property Description

Better than new, this home will impress. As you enter, you will be drawn in by the open floor plan and neutral decor, ready to move into! This 3BR/2.5BA hm features a spacious GR w/ gas frplc that opens to the kit/brkfst area w/ slider to the rear yard. Upper lvl has a nice mstr ste w/ garden tub/sep shwr & WIC, 2 Add'l BR's & loft for more living space. New roof, furnace, dishwasher, carpet, newer H2O heater & freshly painted. Great value in a convenient n'hood. Immediate occupancy!

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

Loft could be converted to a 4th bedroom; Windows tilt in for easy cleaning!

Description

Life Style: Detached **Arch Style:** TradAmer, TwoStory **Exterior:** Brick, Vinyl
Master BR: DbISinks, FTubSepShr, GardenTub **Areas:** FamilyRoom, Foyer2Story, LndryRmMn, LoftArea
Appl: Dishwasher, GrbgDispsl, MicroHood, O/RElec, Refrigratr **Porch:** PatioOpen, PorchCovrd
Equip: SecAlrmPd, SmokeAlarm **Eating Area:** BrkfstRoom, CntrlIsland, DinComb/FR
Interior Amen: ScrnsSome, WdWkPaintd
Lot Info: TreesSmall **Exterior Amen:** BarnMini, DrvConcret
Lot Size: 67x155 **Acres:** <1/4 Acre **# of Acr:** 0.22 **Condo Description:**

Utilities

Heating: ForcedAir **Fuel:** Gas **Primary Water Src:** MunWtrConn
Cooling: CentrElec **Water Htr:** Gas **Primary Sewage Disp:** MunSwrConn
Utility Option: CableConn

Financial/Association Information

Poss Fincg: Conventnl, FHA **Ownshp Int:** PUD **Fee Pd:** Quarterly **Fee Amt:** \$69
Fee Includes: EntryComm, InsCommon, MaintCommon, PrkPlygrnd, RemvlSnw

Office Information

CESC04 : CENTURY 21 Scheetz **OP:** 317-705-2500 **OF:** 317-573-5182 **Fdbk Email:** sold@kimsellsindy.com
LAgnt: 15467 : Kimberly Carpenter **Pref:** 317-509-4000 **PF:** **Show:** 317-955-5555 **Fdbk:** 317-509-4000
Team Name: **Hm:** 317-509-4000 **Ofc Ext:** 2638 **Cell:** 317-509-4000 **VM:**
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** **Toll:**
Con1: **Poss:** AtClosing **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 08/09/2013 **BAC:** %3.5
Disc: **Disc Other:** ONFIL **XD:** 02/09/2014 **Entry Date:** 08/09/2013
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 08/10/2013