



### Kimberly Carpenter

Broker - CENTURY 21 Scheetz  
*Creating friendships, one home at a time*



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#### 6216 N Olney St, Indianapolis, IN 46220-4435

Prop Sub/Trans: **Single Family/Sale**  
 School Dist: **Washington Township**  
 Subdivision: **SYLVAN ESTATES**  
 Legal Desc: **SYLVAN ESTATES**  
 Bldr/Prjct/Cont:

Area: **4903 - Marion - Washington**  
 County: **Marion**  
 Location:  
 New Const: **No**

Status: **Active**  
 BLC#: **21339391**  
 DOM/CDOM: **/184**  
 Twp: **Washington**  
 Lat/Long: **39.8697/-86.108**  
 Stage:

Sold/Lsed\$:  
 List/MoRnt \$: **\$219,900**  
 Year Built: **1958**  
 Section/Lot: **3/59**  
 Map: --  
 Est.Comp. Date:

Tax ID: **490232114007000800**  
 Semi Tax: **\$1,277**

MultiTax ID:  
 Tax Year Due: **2013 1277**

Solid Waste: **No**  
 Tax Exempt: **HmTxEx, MortTaxE**



|                    | Soft     |
|--------------------|----------|
| Upper:             | 0        |
| Main:              | 1,608    |
| Apprx M/U Ttl:     | 1,608    |
| Basement:          | 804      |
| Apprx M/U & Bsmnt: | 2,412    |
| % Fin Bsmnt:       | 75+%     |
| Source:            | Assessor |

|        | EB | HB |
|--------|----|----|
| Upper: | 0  | 0  |
| Main:  | 2  | 0  |
| Bsmnt: | 0  | 0  |
| Total: | 2  | 0  |

Beds: **3**  
 Baths: **2/0**  
 # Rooms: **8**  
 Floor #: **1**  
 Levels: **1 Level**  
 Unit Entry Lvl:

Garage: **Yes, 2CarAttach, GarDrOpenr, KeylessEnt**  
 Parking: **1, GasLog, Hearth Room**  
 Fireplace:  
 Basement: **Yes, DayliteWin, Finished**  
 Foundation: **Basement-Block**

Recent: **03/06/2015 : NEW**

#### Room Information

| Room Type      | Dimensions | Level    | Floors    | Window Trtmnt | Room Type  | Dimensions | Level    | Floors       | Window Trtmnt |
|----------------|------------|----------|-----------|---------------|------------|------------|----------|--------------|---------------|
| Master Bedroom | 13x13      | Main     | Carpeting | No            | 2ndBedroom | 13x10      | Main     | Carpeting    | No            |
| 3rdBedroom     | 13x11      | Main     | Carpeting | No            | FamilyRoom | 25x12      | Basement | Carpeting    | No            |
| HearthRoom     | 18x11      | Main     | Hardwood  | No            | Kitchen    | 11x10      | Main     | Tile-Ceramic | No            |
| LaundryRm      | 12x12      | Basement | Other     | No            | LivingRoom | 21x13      | Main     | Hardwood     | Yes           |

#### Directions

**63rd East on Keystone or West of Allisonville to Olney turn North to home on Left.**

#### Property Description

**Amazing value for this 3BR/2BA ranch on a spacious lot in sought after Sylvan Estates. Beautiful original hardwoods, updt kit, fnshd bsmnt, scrnd porch, large deck & private rear yard highlight the home! Spac LR/DR combo, kit w/stnls applics & solid surface cntrtops opens to the cozy hearth rm. Many updates include, newer water heater, roof & HVAC. Spacious rm sizes. Conveniently located, close proximity to John Strange Elementary, shopping & B'Ripple. You won't be disappointed, come & see!**

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

#### Also available for lease.

#### Description

|                 |                                                              |                |                                                       |
|-----------------|--------------------------------------------------------------|----------------|-------------------------------------------------------|
| Lifestyle:      | <b>Detached</b>                                              | Arch Style:    | <b>Ranch</b>                                          |
| Exterior:       | <b>Brick, Wood</b>                                           | Porch:         | <b>DeckMain, PorchCovrd</b>                           |
| Master Bedroom: |                                                              | Areas:         | <b>FormalLvRm, FoyerSmall</b>                         |
| Appliances:     | <b>Dishwasher, GrbgDispsl, MicroHood, O/RGas, Refrigratr</b> | Eating Area:   | <b>BrkfstBar, DinComb/LR, KitUpdated</b>              |
| Equipment:      | <b>SmokeAlarm, SumpPump</b>                                  | Interior Amen: | <b>AtticAcces, B/InBkShlv, HrdrdFloor, WdWkPaintd</b> |
| Lot Info:       | <b>TreeMature</b>                                            | Exterior Amen: | <b>DrvAsphalt, Playset, StorgShed</b>                 |
| Lot Size:       | <b>121x210</b> Acres:                                        | # of Acres:    | <b>0.58</b> Condo Descrip:                            |

#### Utilities/Environmental

|                 |                               |                      |                   |                    |
|-----------------|-------------------------------|----------------------|-------------------|--------------------|
| Heating:        | <b>ForcedAir</b>              | Fuel:                | <b>Gas</b>        | Green Certificate: |
| Cooling:        | <b>CeilPadFan, CentrIElec</b> | Primary Wtr Source:  | <b>MunWtrConn</b> |                    |
| Water Heater:   | <b>Gas</b>                    | Primary Sewage Disp: | <b>Septic</b>     |                    |
| Utility Option: | <b>GasConn</b>                |                      |                   |                    |

#### Financial/Association Information

|                     |                           |           |  |           |
|---------------------|---------------------------|-----------|--|-----------|
| Possible Financing: | <b>Conventnl, FHA, VA</b> | Fee Paid: |  | Fee Amnt: |
| Ownership Int:      | <b>NoAssoc</b>            |           |  |           |

#### Contract/Office Information

|                        |                                   |                       |                              |                  |                     |
|------------------------|-----------------------------------|-----------------------|------------------------------|------------------|---------------------|
| Possession:            | <b>AtClosing</b>                  | FHA Certified:        |                              | List Date:       | <b>03/05/15</b>     |
| Disclosures:           | <b>Not Applicable</b>             | BAC:                  | <b>3.5 %</b>                 | Entry Date:      | <b>03/06/15</b>     |
| Disclosures Other:     | <b>SellerDiscOF</b>               | Variable Rate Comm:   | <b>No</b>                    | Expiration Date: | <b>09/05/15</b>     |
| Listing Type:          | <b>Exclusive Right to Sell</b>    | Direct Soliciting:    | <b>No</b>                    | Withdrawn Date:  |                     |
| Circumstances of Sale: |                                   | Avail for Showing:    | <b>Yes</b>                   | Change Date:     | <b>03/06/15</b>     |
| Inspect & Warranties:  | <b>Not Applicable</b>             | Avail for Showing Dt: | <b>03/06/15</b>              |                  |                     |
| Listing Firm:          | <b>CESCO4: CENTURY 21 Scheetz</b> | Office Phone:         | <b>317-705-2500</b>          | Office Fax:      | <b>317-573-5182</b> |
| List Agent:            | <b>15467: Kimberly Carpenter</b>  | Feedback Email:       | <b>sold@kimsellsindy.com</b> |                  |                     |
| Direct Work Phone:     | <b>317-509-4000</b>               | Feedback Phone:       | <b>317-509-4000</b>          | Showing:         | <b>317-955-5555</b> |
| Preferred Phone:       | <b>317-509-4000</b>               | Home Off Phone:       | <b>317-509-4000</b>          | Voice Mail:      |                     |
| Team Name:             |                                   | Preferred Fax:        |                              | Cell Phone:      | <b>317-509-4000</b> |

**Requested By: Kimberly Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Friday, March 06, 2015 09:32 PM**