



Kimberly Carpenter
 Broker - Keller Williams Indy Metro NE
Creating friendships, one home at a time



Office: 317-564-7100
 Cell: 317-509-4000
 Fax: 317-564-7111

sold@kimsellsindy.com

4517 CARROLLTON Indianapolis, IN 46205
 Prop Sub/Trans: Single Fam/Sale Media: **18** Status: **Active**
 School Dist: Indianapolis Public School Area: 4903 - Marion - Washington BLC#: **21405827** List/MoRnt \$: \$175,000 *
 Subdivision: WOODCROFT County: Marion DOM/CDOM: 11/11 Year Built: 1921
 Legal Desc: Woodcroft New Const: No Twp: Washington Section/Lot: /350
 Bldr/Prjct/Cont: Tax ID: **490613149252000801** MultiTax ID: Solid Waste: Yes
 Semi Tax: \$401 Tax Year Due: 2015 Tax Exempt: HmTxEx, MortTaxEx



	Sqft
Upper:	672
Main:	735
Apprx M/U Ttl:	1,407
Basement:	672
Apprx M/U & Bsmnt:	2,079
% Fin Bsmnt:	0-25%
Source:	Assesso

	FB	HB	BD
Upper:	1	0	3
Main:	0	1	0
Bsmnt:	0	0	0
Total:	1	1	3

Beds: 3
 Baths: 1/1
 # Rooms: 7
 Floor #:
 Levels: 2 Levels
 Unit Entry Lvl:

Garage: Yes, 1CarDetach
 Parking:
 Basement: Yes, Unfinished
 Foundation: Basement-Block
 Virtual Tour: http://www.tourfactory.com/1524388/r_MIBOR
 Web Link: <http://www.4517NCarrolltonAve.com/>
 Web Link2: <http://www.WeSellIndyTeam.com/>
 Fireplace: 1, LivingRoom, MasonryFP, WoodBurn



Recent: 04/05/2016 : DECR : \$185,000->\$175,000

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
Master Bedroom	12x11	Upper	Hardwood	No	2ndBedroom	12x11	Upper	Hardwood	No
3rdBedroom	11x08	Upper	Hardwood	No	BreakfastRoom	14x07	Main	Tile-Ceramic	No
DiningRoom	14x13	Main	Hardwood	No	Kitchen	10x10	Main	Laminated	No
LivingRoom	23x13	Main	Hardwood	No					

Directions
 From 46th & Meridian, head east on 46th. Turn right on Carrollton, south to home on east (left) side. Must park on west side of the street.

Property Description
 When you arrive, you will be greeted by the charm of this home. Located in SoBro, this home features 3 bedrooms, 2.5 baths, living room, dining room, spacious kitchen/breakfast area and an unfinished basement. Quaint, relaxing front porch and deck for outdoor entertaining. 1 Car detached garage. Located in SoBro, the location is close to dining, night life and downtown. Come and take a look, you will want to call it home!

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information
 Home is currently tenant occupied, please provide ample notice for showings. Hardwoods are in the process of being refinished.

Description	
Lifestyle: Detached	Arch Style: Two Story
Exterior: Aluminum	Porch: DeckMain, PorchCovrd
Master Bedroom: WalkinClos	Areas: DbISinksMn
Appliances: CookTopGas, Dishwasher, Refrigeratr	Eating Area: BrkfstBar, BrkfstRoom, FormalDR, EatInKitch
Equipment: Not Applicable	Interior Amen: AtticAcces, WIKI nClos, HrdrdFloor, WinTherm, WinWood
Lot Info: StormSewer, StrtLights, TreeMature	Exterior Amen: FenceFullR
Lot Size: .1664 Acres	# of Acres: 0.17
Condo Descrip:	

Utilities/Environmental	
Heating: ForcedAir	Fuel: Gas
Cooling: CeilPadFan, CentrIElec	Primary Wtr Source: MunWtrConn
Water Heater: Gas	Primary Sewage Disp: MunSwrConn
Utility Option: GasConn	Green CertificateNo

Financial/Association Information
 Ownership Int: None

Contract/Office Information			
List Type: Exclusive Right to Sell	BAC: 3.0 %	Var: No	Insp/Warr: Not Applicable
Circumstances of Sale:	Disc: Not Applicable		Disc Oth: Defects/NN
Show: Yes	Show Dt: 03/25/2016		Poss: AtClosing
Lofc: KW1N05: Keller Williams Indy Metro NE	OP: 317-564-7100 X:		Dir Solicit: No
LAgt: 15467: Kimberly S Carpenter	Pref: 317-509-4000		OF: 317-564-7111
VM:	PF:		Cell: 317-509-4000
			Hm: 317-509-4000
			Show: 317-955-5555
Team:	Fdbk: 317-509-4000		WD:
CoAg: 17847: Cynthia Marchant	Pref:		
Con1:	Type:		
Con2:	Type:		Chg Dt: 04/05/2016

Requested By: Kimberly S Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Tuesday, April 05, 2016 10:35 AM