



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

415 W 43rd St, Indianapolis, IN 46208
 Prop Sub/Trans: Single Fam/Sale Media: [20](#) Status: **Active**
 School Dist: Indianapolis Public Schools Area: 4903 - Marion - Washington BLC#: **21412574** List/MoRnt \$: \$135,000
 Subdivision: A V BROWNS FAIRMOUNT County: Marion DOM/CDOM: 3/3 Year Built: 1920
 Legal Desc: Arthur V Brown New Const: No Twp: Washington Section/Lot: /15 & 16
 Bldr/Prjct/Cont: Stage: Est.Comp. Date: - -



Tax ID: [490614114013000801](#) MultiTax ID: Solid Waste: Yes
 Semi Tax: \$577 Tax Year Due: 2015 Tax Exempt: HmTxEx, MortTaxEx

	Soft
Upper:	0
Main:	1,043
Apprx M/U Ttl:	1,043
Basement:	516
Apprx M/U & Bsmnt:	1,559
% Fin Bsmnt:	0-25%
Source:	Assessor

	FB	HB	BD
Upper:	0	0	0
Main:	1	0	2
Bsmnt:	0	0	0
Total:	1	0	2

Beds: 2
 Baths: 1/0
 # Rooms: 6
 Floor #:
 Levels: 1 Level
 Unit Entry Lvl:

Garage: Yes, 1CarDetach
 Parking:
 Basement: Yes, Unfinished, DayliteWin
 Foundation: Basement-Block
 Virtual Tour: http://www.tourfactory.com/1550489/r_MIBOR
 Web Link: <http://www.415w43rdStreet.com/>
 Web Link2: <http://www.WeSellIndyTeam.com/>

Recent: 04/21/2016 : NEW

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
Master Bedroom	11x11	Main	Hardwood	No	2ndBedroom	11x10	Main	Hardwood	No
BonusRoom	13x10	Basement	Other	No	BreakfastRoom	6x6	Main	Laminated	No
DiningRoom	14x12	Main	Hardwood	No	Kitchen	11x8	Main	Laminated	Yes
LaundryRm	16x11	Basement	Other	No	LivingRoom	23x11	Main	Hardwood	No
SunRoom	23x7	Main	Other	No					

Directions

Go south on Capitol Ave from 46th Street. Turn right to go west on 43rd Street to home on left.

Property Description

This Butler-Tarkington bungalow has great character with beautiful hardwood floors, crown molding, built-ins, and fireplace! Updated kitchen features newer appliances and white cabinets. Master BR features large closet with organizers. Enjoy your evenings lounging on the private back deck or reading a book on the sunroom / front porch. Basement features bonus room that could serve as office and great shelved storage. 1-Car Detached garage in rear of home. Newer roof, furnace, AC and windows.

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

24 hour notice requested for all showings. Tenant occupied through 6/1/16. Currently rented for \$1100/mo. Also listed for lease BLC# 21413025.

Description

Lifestyle: Detached Arch Style: Bungalow
 Exterior: Brick, Wood Porch: DeckMain, PorGIsEncl
 Master Bedroom: MainLevel Areas: LndryInBsmnt, OthrBdMain
 Appliances: CookTopEle, Dishwasher, Dryer, GrbgDispsl, Eating Area: BrkfstRoom, FormalDR, KitUpdated
 Equipment: RadonSystm, SmokeAlarm, SumpPump Interior Amen: AtticAcces, B/IBkShlv, HrdrdFloor, WinVinyl
 Lot Info: Sidewalks, StrtLights, TreeMature Exterior Amen: DrvConcret, FenceFullR
 Lot Size: 48x80 Acres: <1/4 Acre # of Acres: 0.10 Condo Descrip:

Utilities/Environmental

Heating: ForcedAir Fuel: Gas
 Cooling: CeilPadFan, CentrIElec Primary Wtr Source: MunWtrConn
 Water Heater: Gas Primary Sewage Disp: MunSwrConn
 Utility Option: CableAvail, GasConn Green Certificate: No

Financial/Association Information

Possible Financing: Conventnl, ICON, FHA, VA Fee Paid: Fee Amnt:
 Ownership Int: NoAssoc

Contract/Office Information

List Type: Exclusive Right to Sell BAC: 3.0% % Var: No Insp/Warr: 1nspcRadon LD: 04/19/2016
 Circumstances of Sale: Disc: Not Applicable Disc Oth: Defects/NN, SalesDiscOF Ent D: 04/21/2016
 Show: Yes FHA Cert: Yes Show Dt: 04/20/2016 Poss: Negotiable Dir Solicit: No A/C Dt:
 LOfc: [KWI N05: Keller Williams Indy Metro NE](#) OP: 317-564-7100 X: OF: 317-564-7111 Dir: XD: 10/19/2016
 LAgt: [15467: Kimberly S Carpenter](#) Pref: 317-509-4000 Cell: 317-509-4000 Hm: 317-509-4000 TOM Dt:
 VM: PF: Toll: Show: 317-955-5555 WD:
 Team: Fdbk: 317-509-4000 Fdbk: sold@kimsellsindy.com
 CoAgt: [37042: Joshua Carpenter](#) Pref: 317-402-9111 Ph:
 Con1: Type: Ph: Chg Dt: 04/22/2016
 Con2: Type: Ph:

Requested By: Kimberly S Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Friday, April 22, 2016 10:15 PM