



**4122 Vera Drive, Indianapolis, IN 46220**

Prop Sub/Trans: **Single Fam/Sale**  
 School Dist: **Washington Township**  
 Subdivision: **PICKWICK VILLAGE**  
 Legal Desc: **PICKWICK VILLAGE L30**  
 Bldr/Prjct/Cont:

Media: **51**  
 Area: **4903 - Marion - Washington**  
 Virtual Tour: <https://www.tourfactory.com/2834337>  
 Interactive VT: <https://my.matterport.com/show/?m=Qo4ApX6wJq>  
 New Const: **No**

Status: **Active**  
 BLC#: **21763205**  
 DOM/CDOM: **1/1**  
 List/MoRnt \$: **\$235,000**  
 Year Built: **1954**  
 Section/Lot: **0/30**  
 Stage:  
 Est.Comp. Date:  
 Date Ava:



Tax ID: **490704110034000800** MultiTax ID:  
 Semi Tax: **\$977** Tax Year Due: **2020** Solid Waste: **No**  
 Tax Exempt: **Homestead**  
 Mortgage Tax

	Sqft	FB	HB	BD	RM	Beds:
Upper:	0	0	0	0	0	3
Main:	1,432	2	0	2	5	3/0
Apprx M/U Ttl:	1,432	2	0	2	5	# Rooms: 9
Basement:	1,432	Bsmt:	1	0	1	4
Apprx M/U & Bsmt:	2,864	Total:	3	0	3	9
% Fin Bsmt:	75+%					Floor #: 1 Level
Source:	Assessor					Unit Entry Lvl:

Garage: **Yes, Attached, GarageDoorOpener**  
 Garage Spaces: **2** Fireplace: **1, LivingRoom, WoodBurning**  
 Basement: **Yes, Finished**  
 Foundation: **Basement-Block**  
 Web Link: <http://www.wesellindyteam.com/>

Recent: **01/28/2021 : NEW**  
 Next OH: **Public: Sun Jan 31, 1:00PM-3:00PM**

**Room Information**

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	17x10	Main	Carpeting	No	Bedroom 2nd	10x11	Main	Carpeting	No
Bedroom 3rd	12x12	Basement	Vinyl Hardwood	No	Bonus Room	9x8	Basement	Vinyl Hardwood	No
Dining Room	14x10	Main	Hardwood	No	Family Room	17x16	Basement	Vinyl Hardwood	No
Kitchen	20x09	Main	Tile-Ceramic	No	Living Room	18x14	Main	Carpeting	No
Office	10x10	Basement	Vinyl Hardwood	No					

**Directions**

South on Allisonville from 62nd Street. Turn left on Vera Drive to home on left.

**Property Description**

You don't see a Washington Township ranch w/ finished basement at this price very often! This home has a nice sized BR and full bath on main level in addition to a sprawling master suite w/ shower, tub & dbl sinks. Basement has option for 3rd bedroom (no egress window) as well as half bath. Kitchen updated with SS appliances. Formal dining room with hardwood flrs. Spacious LR features fireplace. Basement is finished with vinyl plank floors, a family room, bonus area, office and potential bedroom. From main level, walk out onto the deck with hot tub overlooking the fenced backyard. Updates: driveway sealed 2020, chimney swept 2020, refrigerator 2020, vinyl plank floor in basement 2019. Bring your clients to take a look today!

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

Please submit all questions and offers to co-agent, Josh Carpenter. Sellers need to retain possession through 3/8. All offers will be reviewed at 6PM on Sunday 1/31 and will respond by 8PM on 1/31. Mirror and shelving unit in master bath excluded from sale. \*\*THIRD BEDROOM IS IN BASEMENT AND DOES NOT HAVE A TRUE EGRESS WINDOW\*\* Home warranty with RWS in place through 12/16/21 and will be transferred. Preliminary title ordered at Enterprise Title.

**Description**

Condo Type:	Property Attached YN: <b>Detached</b>	Condo Descrip:	Common Walls:
Lifestyle:	Exterior: <b>Brick, Wood</b>	Arch Style:	<b>Ranch, TraditonalAmerican</b>
Master Bedroom:	<b>SinksDouble, Suite, TubFull/SepShower, TubWhirlpool</b>	Porch:	<b>DeckMain, PatioCovered</b>
Appliances:	<b>Dishwasher, GrbgDispsl, Microwave, O/RElec, Refrigeratr, Washer</b>	Areas:	<b>Foyer Small, Laundry in Basement</b>
Equipment:	<b>HotTub, SmokeAlarm, SumpPump, WaterSoftenerPaid</b>	Eating Area:	<b>DiningRoomFormal</b>
Lot Info:	<b>TreeMature</b>	Kitchen Features:	<b>Kitchen Eat In</b>
Lot Size:	<b>94 X 183</b> Acres: <b>.5-.99 Acre</b>	Interior Amen:	<b>HardwoodFloors, WindowsVinyl</b>
Pet Deposit:	Refundable:	Exterior Amen:	<b>DrivewayAsphalt, FenceFullRear</b>
		# of Acres:	<b>0.50</b>
		Smoking:	

**Utilities/Environmental**

Heating:	<b>ForcedAir</b>	Fuel:	<b>Gas</b>	Green Certificate:	<b>No</b>
Cooling:	<b>Central Electric</b>	Primary Wtr Source:	<b>Private Well</b>		
Water Heater:	<b>Gas</b>	Primary Sewage Disp:	<b>Municipal Sewer Connected</b>		
Utility Option:	<b>Cable Available, Gas Connected</b>				

**Financial/Association Information**

Possible Financing:	<b>Conventional, InsuredConventional, FHA, VA</b>	Fee Paid:	<b>Annually</b>	Fee Amnt:	<b>\$0</b>
Ownership Int:	<b>NoAssoc</b>	HOA Disclsr:			

**Contract/Office Information**

List Type: <b>Exclusive Right to Sell</b>	BAC: <b>3.0 %</b> Var: <b>No</b>	Insp/Warr: <b>General</b>	LD: <b>01/28/2021</b>
Circumstances of Sale:	Disc: <b>Not Applicable</b>	Disc Oth: <b>Seller's Disclosure Supplements</b>	Ent D: <b>01/28/2021</b>
Show: <b>Yes</b> FHA Cert: <b>Yes</b>	Show Dt: <b>01/28/2021</b>	Poss: <b>Negotiable</b> Dir Solicit: <b>No</b>	A/C Dt: <b>07/28/2021</b>
LOfc: <b>TRBL01: Trueblood Real Estate</b>	OP: <b>(317) 288-5148 X:</b>	OF: <b>Dir: (317) 509-4000</b>	XD: <b>TOM Dt:</b>
LAGt: <b>15467: Kimberly Carpenter</b>	Pref: <b>317-509-4000</b>	Cell: <b>Show: 317-955-5555</b>	WD: <b>Chg Dt: 01/28/2021</b>
VM:	PF:	Toll:	
Team:	Fdbk: <b>317-509-4000</b>	Fdbk: <b>sold@kimsellsindy.com</b>	
CoAgt: <b>37042 : Joshua Carpenter</b>	Pref: <b>317-402-9111</b>		

**Auction Information**

Auction Date: Auction Time: **00:00** Auction Type: Auction Company:

Requested By: **Joshua Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Thursday, January 28, 2021 10:30 AM**

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