

5535 Winthrop Avenue, Indianapolis, IN 46220

Prop Sub/Trans: **Single Fam/Sale**
 School Dist: [Indianapolis Public Schools](#)
 Subdivision: **NORTHVIEW**
 Legal Desc: **NORTH VIEW ADDITION L18 B**

Media: **34**
 Area: **4903 - Marion - Washington**
 Virtual Tour: <https://www.tourfactory.com/2875445>
 Interactive VT:

Status: **Active**
 BLC#: **21787469**
 List/MoRnt \$: **\$225,000**
 Year Built: **1924**
 Section/Lot: **/18**

Bldr/Prjct/Cont: _____ New Const: **No** Stage: _____ Est.Comp. Date: _____
 Date Ava: _____



Tax ID: **490612235039000801** MultiTax ID: _____ Solid Waste: **Yes**
 Semi Tax: **\$951** Tax Year Due: **2020** Tax Exempt: **Homestead MortgageTax**

	Sqft
Upper:	0
Main:	806
Apprx M/U Ttl:	806
Basement:	806
Apprx M/U & Bsmnt:	1,612
% Fin Bsmnt:	0-25%
Source:	Assessor

	FB	HB	BD	RM	
Upper:	0	0	0	0	Beds: 2
Main:	1	0	2	4	Baths: 1/0
M/U Ttl:	1	0	2	4	# Rooms: 4
Bsmnt:	0	0	0	0	Floor #: _____
Total:	1	0	2	4	Levels: 1 Level
					Unit Entry Lvl: _____

Garage: **Yes, Detached**
 Garage Spaces: **1** Fireplace: **0, Non-Functional**
 Basement: **Yes, Unfinished**
 Foundation: **Basement-Block**
 Web Link: <http://www.wesellindyteam.com/>

Recent: **05/27/2021 : NEW**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	9x12	Main	Carpeting	No	Bedroom 2nd	10x10	Main	Carpeting	No
Kitchen	14x10	Main	Tile-Ceramic	No	Living Room	16x12	Main	Hardwood	No

Directions

54th Street east of College to Winthrop Ave. Head north to home on the right.

Property Description

This 2 bedroom / 1 bath bungalow right on the Monon Trail on one of the area's best streets has tons of character. Walk up to find a large front porch great for relaxing in the evenings. Step inside to find original hardwoods through most of the first level with brand new carpet in the bedrooms. Eat in kitchen has sliding door to large backyard and tile floors. No old leaky windows here, vinyl windows throughout. Full basement has plenty of storage space and laundry. Detached 1-car garage. Deep backyard leads directly to the Monon. Short walk to restaurants near the the 54th Street corridor and all that Broad Ripple has to offer.

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

Please direct all questions and offers to Josh Carpenter (josh@wesellindyteam.com / 317-402-9111). All offers due by 5/31 at 7PM with response time of 5PM on 6/1. Seller will not review any offers prior to this date. Preliminary title work at Enterprise Title. Structural work was completed by Indiana Foundation by previous owner. Receipt detailing scope of work in supplements.

Description

Condo Type: _____	Condo Descrip: _____
Property Attached YN: Detached	Common Walls: _____
Lifestyle: _____	Arch Style: Bungalow/Shotgun
Exterior: Aluminum	Porch: DeckMain, PorchCovered
Master Bedroom: _____	Areas: Laundry in Basement
Appliances: Dryer, GrbgDispsl, O/RGas, Refrigratr, Washer	Eating Area: BreakfastRoom
Equipment: SmokeAlarm, SumpPump	Kitchen Features: Kitchen Eat In
Lot Info: OnTrail	Interior Amen: AtticPullDownStairs, HardwoodFloors, WindowsVinyl
Lot Size: 46x158	Exterior Amen: DrivewayAsphalt
Pet Deposit: _____	# of Acres: 0.16
Acres: <.25 Acre	Smoking: _____
Refundable: _____	

Utilities/Environmental

Heating: ForcedAir	Fuel: Gas	Green Certificate: No
Cooling: Central Electric	Primary Wtr Source: Municipal Water Connected	
Water Heater: Gas	Primary Sewage Disp: Municipal Sewer Connected	
Utility Option: Cable Connected		

Financial/Association Information

Possible Financing: **Conventional, InsuredConventional, FHA, VA** Fee Paid: _____
 Ownership Int: **NoAssoc** HOA Discsr: _____ Fee Amnt: _____

Contract/Office Information

List Type: Exclusive Right to Sell	BAC: 3 %	Var: No	Insp/Warr: General	LD: 05/27/2021
Circumstances of Sale: _____	Disc: Not Applicable		Disc Oth: Seller's Disclosure Supplements	Ent D: 05/27/2021
Show: Yes	Show Dt: 05/27/2021		Poss: Negotiable	A/C Dt: _____
LOfc: TRBL01: Trueblood Real Estate	OP: (317) 288-5148 X:		Dir Solicit: No	XD: 11/27/2021
LAGt: 15467: Kimberly Carpenter	Pref: _____		Dir: _____	TOM Dt: _____
VM: _____	PF: _____		Hm: (317) 509-4000	WD: _____
Team: _____	Fdbk: 317-509-4000		Show: 317-955-5555	Chg Dt: 05/27/2021
CoAgt: 37042 : Joshua Carpenter	Pref: _____		Fdbk: sold@kimsellsindy.com	Closed: _____

Requested By: **Joshua Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Thursday, May 27, 2021 08:38 AM**

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