



Cross Property 360 Property View

1045 East Cameron Street, Indianapolis, IN 46203

1045 E Cameron Street, Indianapolis, IN 46203-5208 Status: **Active**
 Prop Sub/Trans: **Single Fam/Sale** Media: **36** BLC#: **21801253** List/MoRnt \$: **\$175,000**
 School Dist: [Indianapolis Public Schools](#) Area: **4913 - Marion - Center Se** DOM/CDOM: **3/3** Year Built: **1930**
 Subdivision: **GARFIELD HEIGHTS** Virtual Tour: http://www.tourfactory.com/2898477/r_MIBOR Section/Lot: **1/69**
 Legal Desc: **GARFIELD HTS L69** Interactive VT: <https://my.matterport.com/show/?m=9jddBa78rVe> Est. Comp. Date:
 Bldr/Prjct/Cont: New Const: **No** Stage: Date Ava:



Tax ID: **491124140101000101** MultiTax ID: Solid Waste: **No**
 Semi Tax: **\$741** Tax Year Due: **2020** Tax Exempt: **Homestead MortgageTax**

	Sqft
Upper:	0
Main:	988
Apprx M/U Ttl:	988
Basement:	988
Apprx M/U & Bsmnt:	1,976
% Fin Bsmnt:	0-25%
Garage:	484
Source:	Assessor

	FB	HB	BD	RM
Upper:	0	0	0	0
Main:	1	0	2	5
M/U Ttl:	1	0	2	5
Bsmnt:	0	0	0	0
Total:	1	0	2	5

Beds: **2**
 Baths: **1/0**
 # Rooms: **5**
 Floor #: **1 Level**
 Levels: **1 Level**
 Unit Entry Lvl:

Garage: **Yes, Detached, GarageDoorOpener** Fireplace: **0**
 Garage Spaces: **2**
 Basement: **Yes, Unfinished**
 Foundation: **Basement-Block**
 Web Link: <http://www.wesellindyteam.com/>

Recent: **07/24/2021 : NEW**
 Next OH: **Public: Sun Jul 25, 1:00PM-3:00PM**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	13x12	Main	Carpeting	Yes	Bedroom 2nd	11x11	Main	Carpeting	Yes
Dining Room	12x10	Main	Laminate	Yes	Kitchen	12x11	Main	Tile-Ceramic	Yes
Living Room	17x13	Main	Laminate	Yes					

Directions

From I-65 and Raymond Street, head west to Shelby St. Turn left to head south on Shelby St to Cameron St. Turn right to home on left.

Property Description

Looking for an updated ranch with awesome backyard near Garfield Park? Look no further! Enter from the covered front porch into a nice sized living rm & dining rm with laminate floors. Step into the kitchen to find tile floors, SS appliances & solid surface countertops. Full bath features a new surround, updated vanity and tile floors. Full waterproofed basement is dry & ready to be finished. Privacy fenced rear yard with gate for easy access and picturesque koi pond. Other updates include a newer roof, newer HVAC & garage doors. Location is just steps off the Red Line. Short walk to everything the area has to offer including Garfield Park and its beautiful gardens, Garfield Brewery, and just minutes to FSQ and downtown. Come take a look!

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

Please direct all offers and questions to co-agent, Josh Carpenter 317-402-9111 / josh@wesellindyteam.com. Preliminary title ordered at Enterprise Title. Please allow 24 hour response time on all offers.

Description

Condo Type:	Property Attached YN: Detached	Condo Descrip:	Common Walls:
Lifestyle:	Exterior: Brick, Vinyl	Arch Style:	Ranch, TraditonalAmerican
Master Bedroom:	Appliances: Oven/Range-Electric, Refrigerator	Porch:	PorchCovered
Equipment:	SecurityAlarmMonitored, SmokeAlarm, SumpPump	Areas:	Laundry in Basement
Lot Info:	Sidewalks	Eating Area:	DiningRoomFormal
Lot Size:	4879	Kitchen Features:	Kitchen Updated
Pet Deposit:	Acres: <.25 Acre	Interior Amen:	ScreensComplete, WindowsVinyl, WoodWorkPainted
	Refundable:	Exterior Amen:	FenceFullRear
		# of Acres:	0.11
		Smoking:	

Utilities/Environmental

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

Financial/Association Information

Possible Financing: Conventional, InsuredConventional, FHA, VA	Fee Paid:	Fee Amnt:
Ownership Int: NoAssoc	HOA Disclsr:	

Contract/Office Information

List Type: Exclusive Right to Sell	BAC: 3.0 %	Var: No	Insp/Warr: General	LD: 07/23/2021
Circumstances of Sale:	Disc: Not Applicable		Disc Oth: Seller's Disclosure Supplements	Ent D: 07/24/2021
Show: Yes	Show Dt: 07/23/2021		Poss: AtClosing	A/C Dt:
LOfc: TRBL01: Trueblood Real Estate	OP: (317) 288-5148 X:		OF: Dir Solicit: No	XD: 01/23/2022
LAgt: 15467: Kimberly Carpenter	Pref:		Dir: (317) 509-4000	TOM Dt:
VM:	PF:		Hm: 317-955-5555	WD:
Team:	Fdbk: 317-509-4000		Show: 317-955-5555	Chg Dt: 07/25/2021
CoAgt: 37042 : Joshua Carpenter	Pref:		Fdbk: sold@kimsellsindy.com	Closed:

Requested By: Joshua Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Sunday, July 25, 2021 01:13 PM

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