



1557 N College Avenue, Unit#1, Indianapolis, IN 46202

Prop Sub/Trans: **Single Fam/Sale** Media: **45** Status: **Active** BLC#: **21840850** List/MoRnt \$: **\$325,000**
 School Dist: **Indianapolis Public Schools** Area: **4912 - Marion - Center Ne** DOM/CDOM: **2/2** Year Built: **2004**
 Subdivision: **COLLEGE AVE CONDOMINIUM** Virtual Tour: **https://www.tourfactory.com/2959371** Section/Lot: **/0**
 Legal Desc: **COLLEGE AVENUE CONDOMINIUM** Interactive VT: **https://my.matterport.com/show/?m=9F8BiyYb3Cs**

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



Tax ID: **49073116013000101** MultiTax ID: Solid Waste: **No**
 Semi Tax: **\$1,237** Tax Year Due: **2021** Tax Exempt: **Homestead MortgageTax**

	Sqft
Upper:	1,050
Main:	1,186
Apprx M/U Ttl:	2,236
Basement:	
Apprx M/U & Bsmt:	2,236
% Fin Bsmt:	
Source:	Assessor

	FB	HB	BD	RM	Beds:
Upper:	2	0	2	2	2
Main:	0	1	0	5	2/1
M/U Ttl:	2	1	2	7	# Rooms: 7
Bsmt:	0	0	0	0	Floor #: 2 Levels
Total:	2	1	2	7	Unit Entry Lvl:

Garage: **Yes, Attached, GarageDoorOpener, StorageArea**
 Garage Spaces: **2** Fireplace: **1, GasLog, GreatRoom**
 Basement: **No**
 Foundation: **BasementConcretePoured**
 Web Link: **http://www.wesellindyteam.com/**

Recent: **03/03/2022 : NEW**

Room Information									
Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	20x12	Upper	Laminated Hardw	No	Bedroom 2nd	12x15	Upper	Laminated Hardw	No
Dining Room	15x10	Main	Laminated Hardw	No	Great Room	25x19	Main	Laminated Hardw	No
Kitchen	15x10	Main	Laminated Hardw	No					

Directions: **SE Corner of 16th Street and College Avenue. Please park on College and enter using front entrance of unit.**

Property Description: **Enjoy the location and low maintenance living in this updated 2 bedroom, 2 1/2 bath condo in the historic Old Northside in downtown Indianapolis. This condo features an updated kitchen with granite countertops, black stainless appliances, and breakfast bar. The main level has an open floor plan that is perfect for entertaining, gas fireplace, refinished hardwood floors. You'll love the over-sized double master suites, updated bathrooms, two-car attached underground garage with storage. Walking distance to The Bottleworks District, Mass Ave., and the many shops & restaurants along the 16th Street corridor. A must see!**

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information
Preliminary title work ordered at Enterprise Title. Seller WILL NOT review any offers prior to Sunday 3/6 at 7PM. Please direct all offers and questions to Josh Carpenter: 317-402-9111 / josh@wesellindyteam.com. Excluded from sale: Ring doorbells. No short term rentals / Air BnB allowed by HOA. Please park on College Ave and enter through front entry.

Condo Type:		Description	
Condo Type:	Horizontal	Condo Descrip:	BldgPrivateEntry, EndUnit
Property Attached YN:	Attached	Common Walls:	1 Common Wall
Lifestyle:	Other/See Remarks	Arch Style:	TraditionalAmerican
Exterior:	Brick, CompositionSidingCement	Porch:	Balcony, PatioCovered
Master Bedroom:	Balcony, ClosetWalkin, SinksDouble, TubFull w/Shower	Areas:	Laundry Closet
Appliances:	Dishwasher, Microwave, Oven/Range-Electric, Refrigerator	Eating Area:	Dining/KitchenCombo
Equipment:	SmokeAlarm	Kitchen Features:	Breakfast Bar, Kitchen Updated
Lot Info:	NotApplicable	Interior Amen:	WalkInCloset, HardwoodFloors, SupplementalStorage, WindowsVinyl, WoodWorkPainted
Lot Size:	2,836	Exterior Amen:	DrivewayAsphalt, FencePartial
Pet Deposit:		# of Acres:	0.07
Acres:	<.25 Acre	Smoking:	

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

Financial/Association Information			
Possible Financing:	Conventional, InsuredConventional, FHA, VA	Fee Paid:	Monthly
Ownership Int:	MandFee	HOA Disclsr:	Covenants & Restrictions
Fee Includes:	AssociationHomeOwners, InsuranceBuildingHazard, MaintenanceAllGround, MaintenanceBldExterior, SnowRemoval, TrashRemoval	Mgmt Phone:	317-213-8195
Mgmt Co.:	Courtney Rissman	More than 1 Assoc:	No

Showing Service: **BrokerBay** Showings Phone: **317-218-0600**

Contract/Office Information			
List Type:	Exclusive Right to Sell	BAC:	3.0 %
Circumstances of Sale:		Var:	No
Show:	Yes	Insp/Warr:	General
LOfc:	TRBL01: Trueblood Real Estate	Disc Oth:	Seller's Disclosure Supplements
LAgt:	37042: Joshua Carpenter	Pos:	Negotiable
Team:		Dir Solicit:	No
CoAgt:	15467 : Kimberly Carpenter	Dir:	
SAGt:		Cell:	(317) 402-9111
		Show:	317-218-0600
		Fdbk:	josh@wesellindyteam.com
		Est Cls:	
		Seller Pd Pts:	

Requested By: **Kimberly Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Friday, March 04, 2022 01:03 PM**

