

5245 E 9th St, Indianapolis, IN 46219

Status: **Active**

Prop Sub/Trans: **Single Family Residential/For Sale**
 School Dist: **Indianapolis Public Schools**
 Schools:
 Subdivision: **H S Hansens**
 Legal Desc: **H S HANSENS 2ND SUB L4**
 Bldr/Prjct/Cont:

Media: **42**
 Area: **4905 - Marion - Warren**

Listing ID: **21944189** List/MoRnt \$: **\$320,000**
 DOM/CDOM: **1/1** Year Built: **1938**

Lot Number: **4**

Est.Comp. Date:

MultiTax ID:

Solid Waste: **Yes**

Tax Year Due: **2021**



New Const: **No**

Tax ID: **491003117007000701**

Semi Tax: **\$888.00**

Tax Exempt: **Homestead Tax Exemption, Mortgage Tax Exemption**

	SqFt
Main SqFt:	1,113
Upper SqFt:	1,113
Total Main & Upper SqFt:	2,226
Below Grade Area SqFt:	1,113
% Below Grade Finished:	50-75%
Apprx Below Grade Finished SqFt:	695
Apprx Total Finished SqFt:	2,921
Total SqFt:	3,339
Source:	Assessor

	#	FB#	HB#	BD#	RM
Upper:	0	0	1	2	
Main:	1	0	2	6	
M/U Ttl:	1	0	3	8	
Bsmt:	0	1	0	3	
Total:	1	1	3	11	

Beds: **3**
 Baths: **1/1**
 # Rooms: **11**
 Floor #:
 Levels: **2 Levels**
 Unit Entry Lvl:

Public Open House schedule:

09/23/2023 from 2:00 PM to 4:00 PM,
 refreshments offered

09/24/2023 from 2:00 PM to 4:00 PM,
 refreshments offered

Garage: **Yes**
 Garage Spaces: **1**
 Parking Features: **Driveway Asphalt, Detached**
 Fireplaces: **1**
 Fireplace Features: **Living Room Fireplace, Wood Burning Fireplace**
 Basement: **Daylite Windows, Finished Ceiling, Finished Walls**
 Foundation: **Basement-Block**

Room Information

Room Type	Dimensions	Level	Floors	Room Type	Dimensions	Level	Floors
Primary Bedroom	26x14	Upper	Carpeting	Rec/Play Room	20x10	Basement	Other
Living Room	19x13	Main	Hardwood	Kitchen	10x09	Main	Hardwood
Bedroom 2nd	13x09	Main	Carpeting	Bedroom 3rd	13x08	Main	Carpeting
Dining Room	13x12	Main	Hardwood	Breakfast Room	09x06	Main	Hardwood
Workshop	20x10	Basement	Other	Bonus Room	13x11	Upper	Hardwood
Bonus Room	12x09	Basement	Other				

Directions

Use GPS

Public Remarks

Located on a quiet street in the desirable Irvington neighborhood, this 3 bed, 1.5 bath Tudor home is ready for new owners! Incredible curb appeal with the brick & intricate archways. Enjoy coffee on your covered front porch or on the beautiful expansive deck out back. Hardwood floors throughout the main level & abundant natural light pours into the living room through the gorgeous arched window. Other features include solar panels, a wood burning fireplace, board & batten trim work, built-in bookcases and stainless appliances. The main floor bath features a brand new tub with full tile surround. Upstairs is a large primary bedroom & bonus room - perfect for the closet of your dreams. Short walk to shops, restaurants or the nearby park!

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

For questions, please contact Jordan @ 317-956-6710 and send offers to jordan@aabindy.com & info@aabindy.com. Prelim title at First American. Please mark earnest money to be held at the title company.

Description

Condo Type:	Condo Descrip:	
Property Attached YN: No	Common Walls:	
Construction Materials: Brick	Arch Style:	English/Tudor
Lifestyle:	Porch:	Covered Porch, Deck Main Level, Open Patio
Primary Bedroom:	Eating Area:	Breakfast Room, Formal Dining Room
Appliances:	Interior Features:	Bath Sinks Double Main, Built In Book Shelves, Ceiling Cathedral, Hardwood Floors, High Speed Internet Avail, Windows Vinyl, Wood Work Stain/Painted
Equipment:	Laundry Features:	Laundry in Basement
Security Features:	Accessibility Features:	
Lot Info:	Exterior Features:	
Waterfront:	Fence:	
Road Frontage Type:		

Lot Size: **4,792**

Acres: **<1/4 Acre**

of Acres: **0.11**

Utilities/Environmental

Utilities: **Cable Available**
 Heating: **Forced Air, Gas**
 Cooling: **Central Electric**
 Fuel:
 Primary Wtr Source: **Municipal Water Connected** Green Certificate: **No**
 Primary Sewage Disp: **Municipal Sewer Connected**

Financial/Association Information

Possible Financing: **Conventional, FHA, Insured Conventional, VA**
 Ownership Int:
 Fee Includes:

Fee Paid:
 HOA Disclsr: Fee Amnt:

Mgmt Co.:

Mgmt Phone:

Showing Information

Showing Service: **Broker Bay**

Showings Phone: **(317) 218-0600**

Contract/Office Information

List Type: **Exclusive Right to Sell**

BAC: **3%**

Var: **No**

Insp/Warr:

Listed: **09/21/2023**

Circumstances of Sale:

Disc:

Spec. List. Conditions:

Entered: **09/21/2023**

Listing Terms:

FHA Cert:

Poss: **At Closing**

TOM Dt:

LOfc: **EXPL09: eXp Realty, LLC**

Ph:

Fax:

WD:

LAgt: **47915: Jordan Fisher**

Ph: **(317) 956-6710**

XD: **03/21/2024**

Team:

Change: **09/21/2023**

CoAgt: **36195: Molly Babczak**

Ph: **(317) 750-8671**

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Prepared By: Molly Babczak | eXp Realty, LLC | 09/21/2023 06:33 PM