



Residential/Condo Media: 13

BLC#: 21321072 **RES** **Status:** Active **Area:** 4912-Marion - Center Ne **LP:** \$124,000 *
#823 N Beville Ave **Lt:** 39.7787 **Ln:** -86.1222 **Map:**
Town: Indianapolis **Twp:** Center Ne **Zip:** 46201 **County:** Marion
Legal: T A LEWIS & COS ARSENAL H **Sec:** **Lot:** 46 **School:** Indianapolis Public Schools
Tax ID: 491006129016000101 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** \$556
Subdiv: Lewis T A & Cos Arsen: **Tax Exempt:** None **Tax Yr Due:** 2013
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 1890 **Est.Comp.Date:**

Loc:

Rooms: 5 **Bd:** 2

Floor#:

Unit Entry Level:

Levels: 1 Level

Baths: 1

Parking:

Bas: Y/Unfinished

Foundation: Basement-Brick

Frplc: 0

Gar: Y / 2CDTC

SqFt	FB	HB
Upper:	0	Upper Bth: 0 0
Main:	1,000	Main Bth: 1 0
Approx M/U Total:	1,000	Bsmt Bth: 0 0
Basement:	300	Total: 1 0
Approx M/U & BSMNT:	1,300	
% Finished Basement:	0-25%	
Source: Builder		DOM: 172 CDOM: 172

Approx. Room Sizes/Descriptions

Living: L F W
Family Rm:
Great Rm:
Dining:
Kitchen: 10X10 M T N
Brkfst Rm:

Master: 10X10 M C N
2nd:
3rd:
4th:

Directions

East on 10th St. from College Ave. South on Beville to property.

Property Description

A sophisticated urban home in the heart of St. Clair Place Neighborhood. A complete restoration in Phase II of the redevelopment project. A 2BR, 1BA, open floor plan with hardwood floors, including a detached 2-car garage. Buy now and help select finishes and paint colors. This is a beautiful home in an active and engaged neighborhood experiencing an aggressive revitalization. Income restrictions apply.

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

Must be owner occupied. Income limits based on household size: 1-\$38,150, 2-\$43,600, 3-\$49,050, 4-\$54,500. See www.nearindy.org for area redevelopment information & upcoming properties. Prelim title thru First American Title.

Life Style: Detached	Arch Style: Victorian	Description
Master BR:		Exterior: CompSidCmt
Appl: Dishwasher, Refrigratr, KitExhaust, O/RElec		Areas:
Equip: SmokeAlarm		Porch:
		Eating Area: DinComb/LR
		Interior Amen: HrdwdFloor
Lot Info:		Exterior Amen:
Lot Size: #5227	Acres: <1/4 Acre	Condo Description:
	# of Acr: #0.12	Utilities
Heating: ForcedAir	Fuel: Electric	Primary Water Src: MunWtrConn
Cooling: CentrlElec	Water Htr: Electric	Primary Sewage Disp: MunSwrConn
Utility Option:		

Financial/Association Information

Poss Fincg: **Ownshp Int:** None **Fee Pd:** **Fee Amt:**

Fee Includes:

Office Information

NTHM01 : Nottingham Realty Group	OP: 317-489-3441	OF: 206-202-0249	Fdbk Email: jay@jaypearl.com
LAgt: 22672 : Jay Pearl	Pref: 317-502-6385	PF: 317-348-3343	Show: 317.348.3344 Fdbk: 317.348.3344
Team Name:	Hm: 317-348-3344	Ofc Ext: 0	Cell: 317-502-6385 VM:
CoAgnt/Asst: 35057 Elizabeth Munson	Pref: 317.494.7180	Type: Exclusive Right to Sell	Dir: 317-522-5445 Toll:
Con1:		Poss: Negotiable	Var: N Pager:
Con2:		Auction Lic#:	LD: 10/19/2014 BAC: %3
Disc:	Disc Other: INRST,COVEN		XD: 10/08/2015 Entry Date: 10/19/2014
Insp/Warr: General		Dir Solicit: N Show: Y 10/19/14	WD: Chg Date: 04/10/2015

Requested by: Jay Pearl

Information Deemed Reliable But Not Guaranteed. (c) MIBOR 2003-2015

Friday, April 10, 2015 1:27 PM