



Residential/Condo Media: 8

BLC#: 21345231 **RES** **Status:** Active **Area:** 4912-Marion - Center Ne **LP:** \$135,000
Map: **Lt:** 39.7797 **Ln:** -86.1222
Address: #903 N Beville Ave
Town: #Indianapolis **Twp:** Center Ne **Zip:** #46201 **County:** #Marion
Legal: #DOWNEYS SUB ARSENAL HTS L **Sec:** **Lot:** 55 **School:** Indianapolis Public Schools
Tax ID: #491006157017000101 **Multi-Tax ID:** **Solid Waste:** Y **Semi-Tax:** #329
Subdiv: #Downeys Arsenal Heigt **Tax Exempt:** OtherTxEx **Tax Yr Due:** #2013
Builder/Project/Contractor: **Const.Stage:** Guttred **Yr Built:** #1890 **Est.Comp.Date:** 07/15

NEAR
 Loc:

SqFt	FB	HB
Upper: 736	Upper Bth: 1	0
Main: #1,072	Main Bth: 1	0
Approx M/U Total: 1,808	Bsmt Bth: 0	0
Basement: 0	Total: 2	0
Approx M/U & BSMNT: 1,808		
% Finished Basement:	DOM: 2	
Source: Assessor	CDOM: 2	

Approx. Room Sizes/Descriptions

Rooms: 8 **Bd:** 3
Floor#:
Unit Entry Level:
Levels: 2 Levels
Baths: 2
Parking:
Bas: Y/Unfinished
Foundation: Basement-Brick
Gar: Y / 2CDTC

	L	F	W		L	F	W		
Living:	29x16	M	H	Y	Master:	16X15	U	C	Y
Family Rm:					2nd:	16X15	U	C	Y
Great Rm:					3rd:	12X12	U	C	Y
Dining:	14X13	M	H	Y	4th:				
Kitchen:	14X13	M	T	Y					
Brkfst Rm:									

Directions

From College Ave., head east on 10th St. to Beville Ave. South on Beville to property on left.

Property Description

A to the studs restoration on this impressive 3BR, 2BA Victorian home located in Phase II of desirable St. Clair Place Neighborhood. New roof, windows, siding, plumbing, electrical and HVAC. New appliances and brand new detached 2-car garage. Minutes to Downtown, Mass Ave and the Cultural Trail.

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 info & upcoming properties. Prelim title thru First American. Taxes at \$0 due to nonprofit status. Taxes will adjust/increase after closing.

Life Style: Detached	Arch Style: Victorian	Description:
Master BR:		Exterior: Wood
Appl: O/RElec, Refrigratr, Dishwasher, MicroHood		Areas:
Equip: HeatSensor		Porch:
		Eating Area: FormalDR
		Interior Amen: HrdwdFloor, AtticAcces, ScrnsCompt, WdWkPaintnd
Lot Info:		Exterior Amen:
Lot Size: #5184	Acres: <1/4 Acre	Condo Description:
	# of Acr: #0.12	Utilities
Heating: ForcedAir	Fuel: Gas	Primary Water Src: MunWtrConn
Cooling: CentrlElec	Water Htr: Gas	Primary Sewage Disp: MunSwrConn
Utility Option:		

Financial/Association Information

Poss Fincg: Conventnl, FHA, ICON, VA **Ownshp Int:** NoAssoc **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: 317-955-5555 Fdbk: 317.348.3344
Team Name:	Hm: 317-348-3344	Ofc Ext: 0	Cell: 317-502-6385 VM:
CoAgt/Asst:	Pref:	Type: Exclusive Right to Sell	Dir: 317-522-5445 Toll:
Con1:		Poss: Negotiable	Var: N Pager:
Con2:		Auction Lic#:	LD: 04/08/2015 BAC: %3
Disc:	Disc Other: INRST		XD: 10/07/2015 Entry Date: 04/08/2015
Insp/Warr: General		Dir Solicit: N Show: Y 04/08/15	WD: Chg Date: 04/10/2015

Requested by: Jay Pearl

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

Friday, April 10, 2015 1:21 PM