



Residential/Condo

BLC#: 2960597 **RES** **Status:** Active **Area:** 4904 **LP:** \$9,900
#4105 DESMOND AV **Lt:** 39.8314 **Ln:** -86.0495 **Map:** N-41 E-67
Town: #INDIANAPOLIS **Twp:** #LAWRENCE **Zip:** #46226 **School:** Indianapolis Public Schools
Legal: #VIRGINIA HIGHLANDS I **Section:** **Lot:** 340 **County:** #MARION
Tax ID: MAR4003368 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** #730
Subdiv: #VIRGINIA HIGHLANDS **Tax Exempt:** None **Tax Yr Due:** #2009
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** #1957 **Est.Comp.Date:**

Loc:

Rooms: 5 **Bd:** 3

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	13x15	M	C	N	Master:	11x15	M	C	N
Family Rm:	10x13	M	C	N	2nd:	10x10	M	C	N
Great Rm:					3rd:	10x10	M	C	N
Dining:					4th:				
Kitchen:	10x11	M	V	N					
Brkfst Rm:									

Floor#:
Unit Entry Level:
Levels: 1 Level
Baths: 1
Parking:

Bas:N

Foundation: Crawl

SqFt	FB	HB
Upper:	0	Upper Bth: 0 0
Main:	#912	Main Bth: 1 0
Approx M/U Total:	912	Bsmt Bth: 0 0
Basement:	#0	Total: 1 0
Approx M/U & NOBSM:	912	
% Finished Basement:		
Source: Assessor		

Frpplc: 0

Gar: Y/2CATC

Directions

From Arlington and 42nd go east to Desmond, then south.

Property Description

Homesteps/FreddieMac foreclosure. Being sold AS IS. Room sizes approx. House encroaches on lot 339 that is north of home. Seller does not own lat 339.

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

Provide proof of funds with offer. Buyer will have to sign a hold harmless about encroachment. See attached survey.

Description

Life Style: Detached **Arch Style:** Ranch **Exterior:** Vinyl
Master BR: **Areas:**
Appl: None **Porch:**
Equip: Not Applicable **Eating Area:** EatInKitch
Interior Amen: WalkInClos

Lot Info: **Exterior Amen:**
Lot Size: 50x135 **Acres:** <1/4 Acre **# of Acr:** 0.15 **Condo Description:**

Utilities

Heating: ForcedAir **Fuel:** Gas **Primary Water Src:** MunWtrConn
Cooling: No Cooling **Water Htr:** Gas **Primary Sewage Disp:** MunSwrConn
Utility Option:

Financial/Association Information

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

Office Information

HFEX01 : CMS Real Estate Services **OP:** 317-578-3827 **OF:** 317-577-4484 **Fdbk Email:** steve@cmsrealestate.net
LAgnt: 21346 : Stephen Kirk **Pref:** 317-965-2621 **PF:** 317-577-4484 **Show:** 317-955-5555 **Fdbk:** centralized show
Team Name: **Hm:** **Ofc Ext:** **Cell:** 317-965-2621 **VM:** 317-578-3827
CoAgt/Asst: **Pref:** **Type:** Exclusive Right to Sell **Dir:** **Toll:**
Con1: **Poss:** AtClosing **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 12/18/2009 **BAC:** \$1000
Disc: Foreclosure **Disc Other:** ASIS **XD:** 02/18/2010 **Entry Date:** 12/18/2009
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 12/18/2009