



6279 N Delaware Street, Indianapolis, IN 46220

Prop Sub/Trans: **Single Fam/Sale** Media: **36** Status: **Active**
 School Dist: **Indianapolis Public Schools** Area: **4903 - Marion - Washington** BLC#: **21626941** List/MoRnt \$: **\$350,000**
 Subdivision: **WARFLEIGH** Virtual Tour: **https://www.tourfactory.com/2556733** DOM/CDOM: **0/0** Year Built: **1947**
 Legal Desc: **Warfleigh** Interactive VT: **https://www.tourfactory.com/2556733** Section/Lot: **1/497**
 Bldr/Prjct/Cont: **No** Stage: **No** Est.Comp. Date:



Tax ID: **490335109013000801** MultiTax ID: **2018** Solid Waste: **Yes**
 Semi Tax: **\$1,470** Tax Year Due: **2018** Tax Exempt: **Homestead MortgageTax**

	Sqft
Upper:	1,207
Main:	1,305
Apprx M/U Ttl:	2,512
Basement:	1,185
Apprx M/U & Bsmnt:	3,697
% Fin Bsmnt:	0-25%
Source:	Assessor

	FB	HB	BD	RM	Beds:
Upper:	1	0	1	2	3
Main:	1	0	2	6	2/0
M/U Ttl:	2	0	3	8	# Rooms: 8
Bsmnt:	0	0	0	0	Floor #: 2 Levels
Total:	2	0	3	8	Unit Entry Lvl:

Garage: **Yes, Detached, GarageDoorOpener, KeylessEntry**
 Garage Spaces: **1** Fireplace: **1, LivingRoom, WoodBurning**
 Basement: **Yes, Unfinished**
 Foundation: **Basement-Block**
 Web Link: **http://www.6279NDelawareSt.com/warfleigh.com/**
 Web Link2: **warfleigh.com/**

Recent: **03/15/2019 : NEW**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	23x14	Upper	Carpeting	Yes	Bedroom 2nd	12x12	Main	Hardwood	Yes
Bedroom 3rd	12x12	Main	Hardwood	Yes	Breakfast Room	08x06	Main	Tile-Ceramic	No
Dining Room	13x12	Main	Hardwood	No	Kitchen	12x10	Main	Tile-Ceramic	No
Living Room	20x13	Main	Carpeting	Yes	Office	8x8	Upper	Carpeting	No

Directions

From Broad Ripple Ave and College Ave, head north on College Ave to 63rd St. Turn left to head west on 63rd. Home is on the SE corner of 63rd and Delaware.

Property Description

Looking for an updated home in a walkable neighborhood near Broad Ripple? Look no further! Walk in the foyer & immediately enter into the LR featuring a charming wood burning FP. Just off the LR is the DR with gleaming original HW flrs. Updated kit features white cabinets, granite and a breakfast rm with tons of natural light. Also on main level are two good sized BRs w/ ample closet space & an updated full BA. Head upstairs where there is plenty of room in the loft/office space before heading into the large master suite featuring built-ins, a WIC and master BA with double vanity and shower. Other great features include an unfinished basement, huge deck with pergola, a fenced yard and updated detached garage. Come take a look!

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

****NO SHOWINGS UNTIL OPEN HOUSE SUNDAY 3/17 FROM 1-3PM** Please contact co-agent, Josh Carpenter, with all questions and offers. Preliminary title work ordered through Stewart Title.**

Description

Condo Type: **Detached**
 Property Attached YN: **Detached**
 Lifestyle: **CapeCod**
 Exterior: **Brick, Vinyl**
 Master Bedroom: **DeckMain, PorchCovered**
 Appliances: **Foyer - 2 Story, Laundry in Basement**
Dishwasher, GrbgDispsl, MicroHood, O/RElec, Refrigeratr, TrashComp
BreakfastRoom, Dining/LivingRoomCombo
 Equipment: **PhoneLinesMultiple, RadonSystem, SmokeAlarm, SumpPumpDual, WaterSoftenerPaid**
Kitchen Updated
BuiltInBookShelves, HardwoodFloors, ScreensComplete, Skylights, StormsComplete, WindowsWood
 Lot Info: **Corner, Sidewalks, StreetLights, TreeMature**
 Lot Size: **125x60** Acres: **<.25 Acre**
DrivewayConcrete, FenceFullRear 0.17

Utilities/Environmental

Heating: **ForcedAir, Humidifier**
 Cooling: **Central Electric, Fans Ceiling Paddle**
 Water Heater: **Gas**
 Utility Option: **Cable Connected, Gas Connected**
 Fuel: **Gas**
 Primary Wtr Source: **Municipal Water Connected**
 Primary Sewage Disp: **Municipal Sewer Connected**
 Green Certificate: **No**

Financial/Association Information

Possible Financing: **Conventional, InsuredConventional, FHA, VA**
 Ownership Int: **NoAssoc**
 Fee Paid: **Fee Amnt:**
 HOA Disclsr:

Contract/Office Information

List Type: **Exclusive Right to Sell**
 Circumstances of Sale:
 BAC: **3.0 %** Var: **No** Insp/Warr: **General** LD: **03/15/2019**
 Disc: **Not Applicable** Disc Oth: **Flood Insurance Required, Sales Disclosure Supplements** Ent D: **03/15/2019**
 Show: **Yes** FHA Cert: Show Dt: **03/15/2019** Poss: **Negotiable** Dir Solicit: **No** A/C Dt: **09/15/2019**
 LOfc: **EXPL01: eXp Realty, LLC** OP: **812-734-6048 X:** OF: **Dir:** **09/15/2019**
 LAgt: **15467: Kimberly S. Carpenter** Pref: **317-509-4000** Cell: **317-509-4000** Hm: **317-509-4000** TOM Dt: **09/15/2019**
 VM: PF: **317-509-4000** Toll: **Show: 317-955-5555** WD: **03/15/2019**
 Team: Fdbk: **317-509-4000** Fdbk: **sold@kimsellsindy.com** Chg Dt: **03/15/2019**
 CoAgt: **37042 : Joshua Carpenter** Pref: **317-402-9111**

Closed:

Requested By: Joshua Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Friday, March 15, 2019 06:33 AM