

**2448 North Talbott Street - \$289,900****BLC # 21150550**

NEW LOWER PRICE! Enjoy living in dtown's popular Fall Creek Pl. Newer home features 3 fin. lvls of open space that incl. lrg 2 stry open entry & fin. 3rd lvl. Kitchen feat. an islnd, bkfst bar, s.s. appls, beaut cabs & counters. Perfect layout for entertaining w/ formal dining rm AND huge breakfast area off kichn. Recessed lighting & gas frplc. Excellent master retreat w/luxury bath, WIC & private balcony. An open "loft" area on scnd lvl makes grt home office. Fenced yrd & 2 car garage!

Presented exclusively by: Kate Flock, REALTOR®, call 317-634-6676

Tour this home online at  
[www.flockrealty.com](http://www.flockrealty.com)

# Broker Listing Cooperative™ Data

**2448 N. Talbott St    BLC # 21150550    Status: Sold    ListPrice: \$289,900**

**Town:** Indianapolis    **County:** Marion    **Area:** 4912    **Map:** -  
**Legal:** MARTINDALES LINCOLN    **Twp:** Center NE    **Zip:** 46205    **School:** Indianapolis Public Schools  
**MultipleTaxID:**    **Section:**    **Lot:** 12    **Semi-Tax:** 1813  
**Builder:**    **Yr Built:** 2003    **Tax Year:** 2011  
**Est.Completion Date:**    **Solid Waste:** 1

Approx. Room Sizes/Descriptions			
	L	F	W
<b>Living:</b>			
<b>Family Rm:</b>			
<b>Great Rm:</b>	26x14	M	H
<b>Dining:</b>	14x14	M	H
<b>Kitchen:</b>	15x14	M	H
<b>Breakfast Rm:</b>	14x12	M	H
<b>Bedroom 3rd:</b>	10x10	U	C

**Bd:** 3  
**Rooms:** 10  
**Floor#:**  
**Entry Lev:**  
**Levels:** Multi-Level  
**Baths:** 3.00  
**Bas:** No /  
**Foundation:** Crawl

	SqFt		FB	HB
<b>Upper:</b>	1852	<b>Upper Bth:</b>	2	0
<b>Main:</b>	1452	<b>Main Bth:</b>	0	1
<b>Approx M/U Total:</b>	3304	<b>Bsmt Bth:</b>	0	0
<b>Optional Level:</b>	0	<b>Total:</b>	2	1
<b>Approx M/U &amp; Opt:</b>	3304			
<b>% Basement Finished:</b>	75+%			
<b>Source:</b>	Assessor			

**Fireplace:** 1 / Gas Log Fireplace  
**Garage:** Yes / Detached

### Directions

Meridian East on 25th or Delaware West on 25th to South on Talbot. 24 Hour notice required.

### PropertyDescription

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### Description

**Life Style:**    **Arch Style:** TraditonalAmerican,Two Story    **Exterior:** Composition Siding Wood  
**Master BR:** Balcony,Sinks Double,Tub Garden,Closet Walk in    **Areas:** Foyer - 2 Story,Laundry Room Main Level  
**Appl:** Dishwasher,Dryer,Garbage Disposal,Microwave,Oven/Range-Gas,Washer Refrigerator    **Porch:** Deck Main Level,Covered Porch  
**Equip:** Hot Tub,Security Alarm Paid,Smoke Alarm    **Eating Area:** Breakfast Room,Formal Dining Room  
**Lot Info:** Sidewalks,Storm Sewer,Trees Small    **Interior Amen:**  
**Lot Size:** 41x133    **Acres:** <1/4 Acre    **# of Acres:** 0.0000    **Exterior Amen:** Fence Full Rear,Water Feature Fountain  
**Condo Description:**

### Utilities

**Heating:** ForcedAir    **Fuel:** Gas    **Primary Water Src:** Municipal Water Connected  
**Cooling:** Fans Ceiling Paddle,Central Electric    **Water Htr:** Gas    **Primary Sewage Disp:** Municipal Sewer Connected  
**Utility Options:**

### Financial/Association Information

**Possible Financing:** Conventional,InsuredConventional    **Ownership Interest:** MandatoryFee    **Fee Paid:** Annually    **Fee Amount:** \$130  
**Fee Includes:** Association Home Owners,ParkPlayground,Professional Management

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**Additional Photos For 2448 N. Talbott St**

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