

**1422 Shannon Avenue - \$127,900****BLC # 21165767**

New Price! Darling of a home! MOVE IN READY, shows like a model. Pristine all brick 1930 hme in Little Flower. LR, DR & 2BR w/ gleaming hrdwds, neutral paint, crisp white wdwrk. Built in leaded glass cabs in DR & french drs to front patio. Sweet kit. w/all applnces & sep. breakfst nook. Private mstr suite w/cedar closets/built ins & sep. entrance. Fin. fam rm in bsmt w/high ceilings, custom lighting, glass blk windows, workshop/craft rm, Indry w/newer W&D. Perfect sized yrd & 2 car det. garage.

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

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[www.flockrealty.com](http://www.flockrealty.com)

1422 Shannon Ave      BLC # 21165767      Status: Sold      ListPrice: \$127,900

<b>Town:</b> Indianapolis	<b>County:</b> Marion	<b>Area:</b> 4912	<b>Map:</b> -
<b>Legal:</b> DURHAM PARK L122	<b>Twp:</b> Center NE	<b>Zip:</b> 46201	<b>School:</b> Indianapolis Public Schools
<b>MultipleTaxID:</b>	<b>Section:</b>	<b>Lot:</b> 122	<b>Semi-Tax:</b> 362
<b>Builder:</b>	<b>Yr Built:</b> 1930		<b>Tax Year:</b> 2011
<b>Est.Completion Date:</b>			<b>Solid Waste:</b> 1

Approx. Room Sizes/Descriptions			
	L	F	W
<b>Living:</b> 18x12	M	H	
<b>Family Rm:</b>			
<b>Great Rm:</b>			
<b>Dining:</b> 13x12	M	H	
<b>Kitchen:</b> 10x8	M	T	
<b>Breakfast Rm:</b> 8x6	M	T	
<b>Bedroom 3rd:</b> 10x10	M	H	

**Bd:** 3  
**Rooms:** 11  
**Floor#:**  
**Entry Lev:**  
**Levels:** 1 Level  
**Baths:** 2.00

	SqFt	FB	HB
<b>Upper:</b>	0	<b>Upper Bth:</b>	0 0
<b>Main:</b>	1217	<b>Main Bth:</b>	1 0
<b>Approx M/U Total:</b>	1217	<b>Bsmt Bth:</b>	0 1
<b>Optional Level:</b>	608	<b>Total:</b>	1 1
<b>Approx M/U &amp; Opt:</b>	1825		
<b>% Basement Finished:</b>			
<b>Source:</b>	Assessor		

<b>Master:</b>					
<b>2nd:</b>					
<b>3rd:</b>					
<b>4th:</b>					
<b>Laundry Room:</b> 14x9	B	O			
<b>MasterBedroom:</b> 14x13	M	C			
<b>Bedroom 2nd:</b> 11x10	M	H			

**Bas:** Yes / Daylite Windows,Finished,Finished Walls  
**Foundation:** Basement-Block  
**Fireplace:** 1 / Living Room  
 Fireplace,Masonry Fireplace  
**Garage:** Yes / Detached

**Directions**

Located in quaint and lovely Little Flower. From 10th St, turn north onto Shannon and home is on the west side of the street at 1422 Shannon.

**PropertyDescription**

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**Description**

<b>Life Style:</b>	<b>Arch Style:</b> TraditonalAmerican	<b>Exterior:</b> Brick
<b>Master BR:</b> Patio		<b>Areas:</b> Utility Room
<b>Appl:</b> Dishwasher,Dryer,Garbage Disposal,Oven/Range-Gas,Range Hood Fan Refrigerator,Washer		<b>Porch:</b> Open Patio
<b>Equip:</b> Sump Pump		<b>Eating Area:</b> Breakfast Room,Formal Dining Room
<b>Lot Info:</b> Sidewalks,Storm Sewer,Street Lights,Tree Mature		<b>Interior Amen:</b>
<b>Lot Size:</b> 0.00 AC <b>Acres:</b> <1/4 Acre <b># of Acres:</b> 0.0000		<b>Exterior Amen:</b> Driveway Concrete,Fence Complete
		<b>Condo Description:</b>

**Utilities**

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

**Financial/Association Information**

**Possible Financing:** Conventional,FHA,InsuredConventional,**Ownership Interest:** NoAssoc      **Fee Paid:**      **Fee Amount:** \$  
**Fee Includes:**

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**Additional Photos For 1422 Shannon Ave**

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