

**319 West Walnut Street - \$487,500****BLC # 21167495**

This Watermark townhome offers fabulous views of the city skyline & the canal from front & rear upper decks. Enjoy cook-outs in a private side yard which has a patio, wonderful landscaping & koi pond w. fountain. Open floor plan w. beaut. hrdwd flrs gas frplc, high ceils. & windows galore. Lrg kitchen w. b.fast area. Master ste. w. luxurious bath & balcony overlooking downtown. Finished bst w. full BA. Many thoughtful upgrades. New roof, Hardiplank siding, gutters in '07. A downtown retreat!

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

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

319 W. Walnut St    BLC # 21167495    Status: Sold    ListPrice: \$487,500

<b>Town:</b> Indianapolis	<b>County:</b> Marion	<b>Area:</b> 4911	<b>Map:</b> -
<b>Legal:</b> WATERMARK II L4	<b>Twp:</b> Center NW	<b>Zip:</b> 46202	<b>School:</b> Indianapolis Public Schools
<b>MultipleTaxID:</b>	<b>Section:</b>	<b>Lot:</b> 4	<b>Semi-Tax:</b> 2088
<b>Builder:</b> Mansur	<b>Yr Built:</b> 1997		<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>	16x15	M	H
<b>Family Rm:</b>			
<b>Great Rm:</b>			
<b>Dining:</b>			
<b>Kitchen:</b>	12x8	M	H
<b>Breakfast Rm:</b>	12x9	M	H
<b>Family Room:</b>	24x16	B	C

**Bd:** 2  
**Rooms:** 7  
**Floor#:**  
**Entry Lev:**  
**Levels:** 2 Levels  
**Baths:** 4.00

	SqFt		FB	HB
<b>Upper:</b>	1044	<b>Upper Bth:</b>	2	0
<b>Main:</b>	864	<b>Main Bth:</b>	0	1
<b>Approx M/U Total:</b>	1908	<b>Bsmt Bth:</b>	1	0
<b>Optional Level:</b>	424	<b>Total:</b>	3	1
<b>Approx M/U &amp; Opt:</b>	2332			
<b>% Basement Finished:</b>	75+%			
<b>Source:</b>	Broker			

**Bas:** Yes / Daylite Windows,Finished    **Fireplace:** 1 / Gas Log  
**Foundation:** Basement Poured Concrete    **Fireplace, Living Room Fireplace**  
**Garage:** Yes / Built-In

**Directions**

Take Senate Ave. to Walnut St.. West on Walnut 1/2 block to house.

**PropertyDescription**

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**Description**

<b>Life Style:</b> Townhouse	<b>Arch Style:</b> TraditonalAmerican	<b>Exterior:</b> Composition Siding Cement
<b>Master BR:</b> Balcony,TubFull with Shower,Suite,Closet Walk in,Tub Whirlpool		<b>Areas:</b> Foyer Small,Laundry Room Upstairs
<b>Appl:</b> Cook Top Gas,Dishwasher,Dryer,Garbage Disposal,MicroHood,Washer Microwave,Oven/Range-Electric,Refrigerator		<b>Porch:</b> Balcony,Covered Patio
<b>Equip:</b> Security Alarm Paid,Sump Pump,Surround Sound,Water Softener Paid		<b>Eating Area:</b> Breakfast Room,Formal Dining Room
<b>Lot Info:</b> Sidewalks,Storm Sewer,Street Lights,Water View		<b>Interior Amen:</b>
<b>Lot Size:</b> 0.10 AC <b>Acres:</b> <1/4 Acre <b># of Acres:</b> 0.1000		<b>Exterior Amen:</b> Driveway Concrete,Fence Partial
		<b>Condo Description:</b>

**Utilities**

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

**Financial/Association Information**

**Possible Financing:** Conventional,InsuredConventional    **Ownership Interest:** MandatoryFee    **Fee Paid:** Quarterly    **Fee Amount:** \$430  
**Fee Includes:** Association Home Owners,Entrance Private,Insurance Common Area,Lawncare,Maintenance All Ground,Maintenance Common Area,Professional Management,Snow Removal

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**Additional Photos For 319 W. Walnut St**

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