

**801 North Pennsylvania Street #D - \$132,000****BLC # 21182089**

Enjoy hip urban living a short walk from Mass Ave, Central Library, Canal & everything Downtown offers! This sharp Sylvania condo features exposed brick, refinished hrdwd floors, small balcony, gated parking & tons of light from rooms full of south facing windows. Not far from IUPUI, Clarian & minutes from Lilly. Why rent when you can own a great condo when interest rates are so low! Use 2nd BR for roommates or guests. Nice kitchen & bath. Quick possession.

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

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

**801 N. Pennsylvania St #D      BLC # 21182089      Status: Sold      ListPrice: \$132,000**

**Town:** Indianapolis      **County:** Marion      **Area:** 4912      **Map:** -  
**Legal:** SYLVANIA I HPR UNIT      **Twp:** Center NE      **Zip:** 46204      **School:** Indianapolis Public Schools  
**MultipleTaxID:**      **Section:**      **Lot:** 0      **Semi-Tax:** 696  
**Builder:**      **Yr Built:** 1920      **Tax Year:** 2012  
**Est.Completion Date:**      **Solid Waste:** 1

**Approx. Room Sizes/Descriptions**

		L	F	W		L	F	W
<b>Living:</b>	21x20	M	C		<b>Master:</b>			
<b>Family Rm:</b>					<b>2nd:</b>			
<b>Great Rm:</b>					<b>3rd:</b>			
<b>Dining:</b>					<b>4th:</b>			
<b>Kitchen:</b>	12x9	M	H		<b>MasterBedroom:</b>	15x11	M	H
<b>Breakfast Rm:</b>					<b>Laundry Room:</b>	8x5	M	H
<b>Bedroom 2nd:</b>	12x12	M	H					

**Bd:** 2  
**Rooms:** 5  
**Floor#:** 1  
**Entry Lev:** 1  
**Levels:** 1 Level  
**Baths:** 1.00

	SqFt		FB	HB
<b>Upper:</b>	0	<b>Upper Bth:</b>	0	0
<b>Main:</b>	1039	<b>Main Bth:</b>	1	0
<b>Approx M/U Total:</b>	1039	<b>Bsmt Bth:</b>	0	0
<b>Optional Level:</b>	0	<b>Total:</b>	1	0
<b>Approx M/U &amp; Opt:</b>	1039			
<b>% Basement Finished:</b>				
<b>Source:</b>	Assessor			

**Bas:** No /      **Fireplace:** 0 /  
**Foundation:** Basement-Block      **Garage:** No / None

**Directions**

The Sylvania is located at the Northeast corner of Pennsylvania and St. Clair. Just across the street from the Central Library.

**PropertyDescription**

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**Description**

**Life Style:** Flat      **Arch Style:** Contemporary      **Exterior:** Brick  
**Master BR:**      **Areas:** Foyer Small,Laundry Room Main Level  
**Appl:** Dishwasher,Garbage Disposal,MicroHood,Oven/Range-Gas,Refrigerator      **Porch:** Balcony  
**Equip:** Smoke Alarm      **Eating Area:** Dining Combo/Living Room  
**Lot Info:** Sidewalks,Storm Sewer,Street Lights,Trees Small      **Interior Amen:**  
**Lot Size:** 0      **Acres:** <1/4 Acre      **# of Acres:** 0.0000      **Exterior Amen:** Driveway Asphalt  
**Condo Description:**

**Utilities**

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

**Financial/Association Information**

**Possible Financing:** Conventional,InsuredConventional      **Ownership Interest:** MandatoryFee      **Fee Paid:** Monthly      **Fee Amount:** \$200  
**Fee Includes:** Association Home Owners,Entrance Common,Insurance Building Hazard,Insurance Common Area,Maintenance Building Exterior

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**Additional Photos For 801 N. Pennsylvania St #D**

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