

**55 South Harding Street #208 - \$119,900****BLC # 21188046**

Unique loft-style condo w/ polished concrete floors, exposed brick, wood beam ceilings, & exposed duct work. State of the art technology includes an in-unit security video camera. Gated building with indoor secure deeded parking and additional storage. Washer and dryer in unit; private balcony; + pet friendly. Great location near IUPUI, Zoo, White River State Park, Victory Field, NCAA, & Canal. Immediate possession possible! Includes Garage sp. #16 & storage #16. Rare find this close to downtown!

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

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# Broker Listing Cooperative™ Data

**55 S. Harding St #208      BLC # 21188046      Status: Sold      ListPrice: \$119,900**

<b>Town:</b> Indianapolis	<b>County:</b> Marion	<b>Area:</b> 4914	<b>Map:</b> -
<b>Legal:</b> H LAUTER LOFTS CONDO	<b>Twp:</b> Center SW	<b>Zip:</b> 46222	<b>School:</b> Indianapolis Public Schools
<b>MultipleTaxID:</b>	<b>Section:</b>	<b>Lot:</b> 208	<b>Semi-Tax:</b> 732
<b>Builder:</b>	<b>Yr Built:</b> 1920		<b>Tax Year:</b> 2012
<b>Est.Completion Date:</b>			<b>Solid Waste:</b> 1

Approx. Room Sizes/Descriptions			
	L	F	W
<b>Living:</b> 13x12	M	O	
<b>Family Rm:</b>			
<b>Great Rm:</b>			
<b>Dining:</b>			
<b>Kitchen:</b> 10x8	M	O	
<b>Breakfast Rm:</b>			
<b>Laundry Room:</b> 8x5	M	O	

**Bd:** 1  
**Rooms:** 4  
**Floor#:** 2  
**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> 754	<b>Main Bth:</b> 1	0
<b>Approx M/U Total:</b> 754	<b>Bsmt Bth:</b> 0	0
<b>Optional Level:</b> 0	<b>Total:</b> 1	0
<b>Approx M/U &amp; Opt:</b> 754		
<b>% Basement Finished:</b>		
<b>Source:</b> Assessor		

**Bas:** No /  
**Foundation:** Basement-Block  
**Fireplace:** 0 /  
**Garage:** Yes / Detached

### Directions

From West St, head West on Washington St past the Zoo. Left on Harding St to the first building on the left.

### PropertyDescription

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### Description

<b>Life Style:</b>	<b>Arch Style:</b> Historic	<b>Exterior:</b> Brick
<b>Master BR:</b> TubFull with Shower		<b>Areas:</b>
<b>Appl:</b> Dishwasher,Dryer,Garbage Disposal,Microwave,Oven/Range-Gas,Washer Refrigerator		<b>Porch:</b> Balcony
<b>Equip:</b> Elevator Common,Intercom,Smoke Alarm		<b>Eating Area:</b> Dining Combo/Living Room
<b>Lot Info:</b> Gated Community,Sidewalks,Storm Sewer,Street Lights		<b>Interior Amen:</b>
<b>Lot Size:</b> 0.03 AC <b>Acres:</b> CndHPRCoop <b># of Acres:</b> 0.0000		<b>Exterior Amen:</b> Exterior Handicap Accessible
		<b>Condo Description:</b>

### Utilities

<b>Heating:</b> ForcedAir	<b>Fuel:</b> Electric	<b>Primary Water Src:</b> Municipal Water Connected
<b>Cooling:</b> 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,InsuredConventional      **Ownership Interest:** MandatoryFee      **Fee Paid:** Monthly      **Fee Amount:** \$161  
**Fee Includes:** Association Home Owners,Entrance Common,Maintenance All Ground,Maintenance Building Exterior,Trash Removal

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**Additional Photos For 55 S. Harding St #208**

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