

**445 North Arsenal Avenue - \$150,000****BLC # 21191317**

This newer single family home in downtown's Near Eastside neighborhood is walking distance to the Monon Trail, Cultural Trail & Mass Ave! Includes over 2000 sq ft, 3 beds, 2.5 baths, an open floor plan, beautiful hardwoods, convenient upstairs laundry, large master suite & several walk-in closets. Eat-in kitchen has generous cabinetry, great prep space & all appliances! Covered front porch & back patio are perfect for relaxing or entertaining. Fully fenced yard & 2-car garage in rear!

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

**445 N. Arsenal Ave    BLC # 21191317    Status: Sold    ListPrice: \$150,000**

**Town:** Indianapolis    **County:** Marion    **Area:** 4912    **Map:** -  
**Legal:** WINONA PARK L12 & 2.    **Twp:** Center NE    **Zip:** 46201    **School:** Indianapolis Public Schools  
**MultipleTaxID:**    **Section:**    **Lot:** 12    **Semi-Tax:** 1121  
**Builder:**    **Yr Built:** 2006    **Tax Year:** 2012  
**Est.Completion Date:**    **Solid Waste:** 1

Approx. Room Sizes/Descriptions			
	L	F	W
<b>Living:</b>	18x13	M	H
<b>Family Rm:</b>			
<b>Great Rm:</b>			
<b>Dining:</b>	13x10	M	H
<b>Kitchen:</b>	14x13	M	T
<b>Breakfast Rm:</b>	9x6	M	T
<b>Laundry Room:</b>	8x6	U	V

**Bd:** 3  
**Rooms:** 7  
**Floor#:**  
**Entry Lev:**  
**Levels:** 2 Levels  
**Baths:** 3.00

	SqFt		FB	HB
<b>Upper:</b>	1056	<b>Upper Bth:</b>	2	0
<b>Main:</b>	1056	<b>Main Bth:</b>	0	1
<b>Approx M/U Total:</b>	2112	<b>Bsmt Bth:</b>	0	0
<b>Optional Level:</b>	0	<b>Total:</b>	2	1
<b>Approx M/U &amp; Opt:</b>	2112			
<b>% Basement Finished:</b>				
<b>Source:</b>	Assessor			

**Bas:** No /  
**Foundation:** Crawl

**Fireplace:** 0 / No Fireplace  
**Garage:** Yes / Detached

### Directions

From Meridian St and New York St, head East on New York to Arsenal Avenue. Turn North/left on Arsenal (one-way street). Home is on the right. Park on street or in driveway off side alley.

### PropertyDescription

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### Description

**Life Style:**    **Arch Style:** TraditonalAmerican  
**Master BR:** Sinks Double,TubFull with Shower,Suite,Closet Walk in  
**Appl:** Dishwasher,Garbage Disposal,MicroHood,Oven/Range-Electric Refrigerator  
**Equip:** Security Alarm Paid,Smoke Alarm  
**Lot Info:** Sidewalks,Tree Mature,Trees Small  
**Lot Size:** 43x107    **Acres:** <1/4 Acre    **# of Acres:** 0.1100

**Exterior:** Vinyl  
**Areas:**  
**Porch:** Open Patio,Covered Porch  
**Eating Area:** Formal Dining Room  
**Interior Amen:**  
**Exterior Amen:** Driveway Concrete,Fence Full Rear,Fence Privacy  
**Condo Description:**

### Utilities

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

### Financial/Association Information

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

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**Additional Photos For 445 N. Arsenal Ave**

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