## FLOCKREALTY.com

#### Marketing by

### Flock Real Estate Group

### **SALE PENDING**









1803 North Talbott Street - \$214,500

Amazing opportunity to live on popular Talbott Street in a beautiful TOWNHOME loaded with original character & space! Owner has cared for w/ TLC. 3 BR's up with 1 full bath on 2nd floor. Beautiful f.p., glass front built-ins in kitchen, 1/2 bath & mud porch! 1 car detached garage in rear. Third floor is partially finished and great potential for more rooms! Party wall agreement already in place. Allow 2 hours notice so seller can gather up dog & leave for showings! You won't be disappointed!!

BLC # 21403688









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

Tour this home online at www.flockrealty.com

## **Broker Listing Cooperative™ Data**

## FLOCKREALTY.com

1803 N. Talbott St BLC # 21403688 Status: Sold ListPrice: \$214,500



Town: Indianapolis Legal: Elizabeth Talbotts S

MultipleTaxID: **Builder:** 

**Est.Completion Date:** 

County: Marion Area: 4912 Map: -

Twp: Center NE **Zip:** 46202 School: Indianapolis Public Schools

Section: Lot: 216 Semi-Tax: 1222 Yr Built: 1910 Tax Year: 2015

Solid Waste: 1

	Approx. Room Sizes/Descriptions				
		L F W			L F W
Living:			Master:	16x14	UHN
Family Rm:			2nd:	12x11	UHN
Great Rm:			3rd:	12x11	UHN
Dining:	16x14	МН	4th:		
Kitchen:	15x11	МН	Bedroom 2nd:	12x11	UH
Breakfast Rm:			Bedroom 3rd:	12x11	UН

**Bd:** 3 Rooms: 6 Floor#: **Entry Lev:** Levels: 2 1/2 Levels Baths: 2.00

FB HB SqFt Upper: 800 Upper Bth: 1 0 Main: 800 Main Bth: 0 1 Approx M/U Total: 1600 **Bsmt Bth:** 0 0 **Optional Level:** 800 Total: 1 2400 Approx M/U & Opt: % Basement Finished: 25-50% Source: Floorplans

Bas: Yes / Cellar, FULL, Unfinished Fireplace: 1 / Gas Log Fireplace Foundation: Basement-Brick, Full Garage: Yes / Detached

### Directions

TAKE MERIDIAN TO 16TH STREET, GO EAST ON 16TH 2 BLOCKS TO TALBOTT, TURN NORTH TO PROPERTY, PARK ON STREET.

#### **PropertyDescription**

Amazing opportunity to live on popular Talbott Street in a beautiful TOWNHOME loaded with original character & space! Owner has cared for w/ TLC. 3 BR's up with 1 full bath on 2nd floor. Beautiful f.p., glass front built-ins in kitchen, 1/2 bath & mud porch! 1 car detached garage in rear. Third floor is partially finished and great potential for more rooms! Party wall agreement already in place. Allow 2 hours notice so seller can gather up dog & leave for showings! You won't be disappointed!!

Description

Life Style: Townhouse Arch Style: Historic, Victorian Exterior: Brick, Stucco Style

Master BR:

Appl: Dishwasher, Dryer, Garbage Disposal, Oven/Range-Gas, Refrigerator

Equip: Security Alarm Monitored, Smoke Alarm

Lot Info: Curbs, Sidewalks

MasterBedroom: 16x14

Lot Size: 26x117 Acres: <1/4 Acre # of Acres: 0.0000

UH

Areas:

Porch: Covered Porch Eating Area: Separate Room

**Interior Amen:** 

Exterior Amen: Not Applicable

**Condo Description:** 

Utilities

Fuel: Gas Primary Water Src: Municipal Water Connected Heating: ForcedAir Cooling: Fans Ceiling Paddle, Central Electric Water Htr: Gas Primary Sewage Disp: Municipal Sewer Connected

**Utility Options:** 

Financial/Assocation Information

Fee Paid: Possible Financing: Conventional, Insured Conventional Ownership Interest: Party Wall Agreement Fee Amount: \$

Fee Includes:

Tour this home online at www.flockrealty.com

# FLOCKREALTY.com

### Additional Photos For 1803 N. Talbott St































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

Tour this home online at www.flockrealty.com