

**TAKING BACKUPS****3939 Central Avenue - \$320,000****BLC # 21404766**

This is the Meridian Kessler charmer you have been waiting for! No detail was missed in this stunning 3BR, 1.5BA brick home. Gorgeous original hardwoods, raised ceilings, custom lighting and built-ins, wood burning fireplace, French doors, glass door knobs, and cedar lined closets. Fabulous kitchen renovation features solid wood custom cabinetry, luxury appliances, cast iron farmhouse sink with retro faucet, and Silestone counter tops! Bright and cheery breakfast room flows to the fully fenced rear yard, complete with fire pit and beautiful landscaping. The pull-through 2-car garage can be accessed from the driveway/patio or alley. Room to grow with the 2nd floor den/office & unfinished attic space! Won't last long! Call Chanda Johnson to arrange a private tour (317-513-1101).

Presented exclusively by: Chanda Johnson, REALTOR®, call 317-634-6676

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

# Broker Listing Cooperative™ Data

**3939 Central Ave    BLC # 21404766    Status: Sold    ListPrice: \$320,000**

<b>Town:</b> Indianapolis	<b>County:</b> Marion	<b>Area:</b> 4903	<b>Map:</b> -
<b>Legal:</b> ARDMORE L17 & 5FT S	<b>Twp:</b> Washington	<b>Zip:</b> 46205	<b>School:</b> Indianapolis Public Schools
<b>MultipleTaxID:</b>	<b>Section:</b>	<b>Lot:</b> 17	<b>Semi-Tax:</b> 1160
<b>Builder:</b>	<b>Yr Built:</b> 1915		<b>Tax Year:</b> 2014
<b>Est.Completion Date:</b>			<b>Solid Waste:</b> 1

Approx. Room Sizes/Descriptions			
	L	F	W
<b>Living:</b> 26x13	M	H	
<b>Family Rm:</b>			
<b>Great Rm:</b>			
<b>Dining:</b> 18x13	M	H	
<b>Kitchen:</b> 13x11	M	O	
<b>Breakfast Rm:</b> 10x9	M	O	
<b>MasterBedroom:</b> 13x13	U	H	

**Bd:** 3  
**Rooms:** 8  
**Floor#:**  
**Entry Lev:**  
**Levels:** 2 Levels  
**Baths:** 2.00

SqFt	FB	HB
<b>Upper:</b> 1072	<b>Upper Bth:</b> 1	0
<b>Main:</b> 1072	<b>Main Bth:</b> 0	1
<b>Approx M/U Total:</b> 2144	<b>Bsmt Bth:</b> 0	0
<b>Optional Level:</b> 952	<b>Total:</b> 1	1
<b>Approx M/U &amp; Opt:</b> 3096		
<b>% Basement Finished:</b> 0-25%		
<b>Source:</b> Assessor		

**Bas:** Yes / Daylite Windows  
**Foundation:** Basement-Block

**Fireplace:** 1 / Living Room  
 Fireplace, Wood Burning  
 Fireplace

### Directions

From 40th and Central, head south to the 3rd property on left (east) side. Park in the driveway on north side of home.

### PropertyDescription

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### Description

**Life Style:** Arch Style: TraditonalAmerican, Two Story  
**Master BR:** Closet Walk in  
**Appl:** Dishwasher, Dryer, Garbage Disposal, Oven/Range-Gas, Refrigerator Washer  
**Equip:** Smoke Alarm  
**Lot Info:** Sidewalks, Storm Sewer, Tree Mature  
**Lot Size:** 8,581    **Acres:** <1/4 Acre    **# of Acres:** 0.1970

**Exterior:** Brick, Stucco Style  
**Areas:** Laundry in Basement  
**Porch:** Balcony, Covered Porch  
**Eating Area:** Breakfast Room, Formal Dining Room  
**Interior Amen:**  
**Exterior Amen:** Driveway Concrete, Fence Full Rear, Fence Privacy, Outdoor Fire Pit  
**Condo Description:**

### Utilities

**Heating:** Forced Air    **Fuel:** Gas    **Primary Water Src:** Municipal Water Connected  
**Cooling:** Fans Ceiling Paddle, Central Electric    **Water Htr:** Gas    **Primary Sewage Disp:** Municipal Sewer Connected  
**Utility Options:**

### Financial/Association Information

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

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**Additional Photos For 3939 Central Ave**

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