

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

Broker Listing Cooperative™ Data

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

Town: Indianapolis
 Legal: ARDMORE L17 & 5FT S
 MultipleTaxID:
 Builder:
 Est.Completion Date:

County: Marion
 Twp: Washington
 Section:
 Yr Built: 1915

Area: 4903
 Zip: 46205
 Lot: 17
 Tax Year: 2014
 Solid Waste: 1

Map: -
 School: Indianapolis Public Schools
 Semi-Tax: 1160
 Tax Year: 2014
 Solid Waste: 1

Approx. Room Sizes/Descriptions									
	L	F	W		L	F	W		
Living:	26x13	M	H	Master:	13x13	U	H	Y	
Family Rm:				2nd:	13x13	U	H	Y	
Great Rm:				3rd:	13x11	U	H	Y	
Dining:	18x13	M	H	4th:					
Kitchen:	13x11	M	O	Bedroom 2nd:	13x13	U	H		Bas: Yes / Daylite Windows
Breakfast Rm:	10x9	M	O	Bedroom 3rd:	13x11	U	H		Foundation: Basement-Block
MasterBedroom:	13x13	U	H	Office:	11x10	U	H		

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

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

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.

Property Description

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Description									
Life Style:	Arch Style:	Traditional	American,Two Story		Exterior:	Brick,Stucco Style			
Master BR:	Closet Walk in				Areas:	Laundry in Basement			
Appl:	Dishwasher,Dryer, Garbage Disposal,Oven/Range-Gas,Refrigerator Washer				Porch:	Balcony,Covered Porch			
Equip:	Smoke Alarm				Eating Area:	Breakfast Room,Formal Dining Room			
Lot Info:	Sidewalks,Storm Sewer,Tree Mature				Interior Amen:				
Lot Size:	8,581	Acres:	<1/4 Acre	# of Acres:	0.1970	Exterior Amen:	Driveway Concrete,Fence Full Rear,Fence Privacy,Outdoor Fire Pit		
					Condo Description:				

Utilities

Heating: ForcedAir	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,InsuredConventional,FHA,VF
 Ownership Interest: VoluntaryFee
 Fee Includes:

Fee Paid:

Fee Amount: \$

Tour this home online at
www.flockrealty.com

Additional Photos For 3939 Central Ave

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