

**1616 Pleasant Street, Indianapolis, IN 46203**

Prop Sub/Trans: **Single Fam/Sale** Media: **18**  
 School Dist: **Indianapolis Public Scho**Area: **4913 - Marion - Center Se**  
 Subdivision: **E T FLETCHERS WOODLAW**Virtual Tour:  
 Legal Desc: **FLETCHERS WOODLAWN ADD L2**  
 Bldr/Prjct/Cont: **Alpha Group !** New Const: **Yes**

Status: **Active**  
 BLC#: **21432057** List/MoRnt \$: **\$430,000\***  
 DOM: **89** Year Built: **2016**  
 Section/Lot: **/272**  
 Map: **- -**  
 Est.Comp. Date:

Tax ID: **491007209249000101**  
 Semi Tax: **\$1,003**

MultiTax ID:  
 Tax Year Due: **2015**

Solid Waste: **Yes**  
 Tax Exempt: **None**



	Sqft
Upper:	<b>1,000</b>
Main:	<b>1,160</b>
Apprx M/U Ttl:	<b>2,160</b>
Basement:	<b>1,000</b>
Apprx M/U & Bsmnt:	<b>3,160</b>
% Fin Bsmnt:	<b>75+%</b>
Source:	<b>Floorplans</b>

	FB	HB	BD
Upper:	<b>2</b>	<b>2</b>	
Main:	<b>0</b>	<b>1</b>	
Bsmnt:	<b>1</b>	<b>0</b>	
Total:	<b>3</b>	<b>3</b>	<b>3</b>

Beds: **3**  
 Baths: **3/3**  
 # Rooms: **8**  
 Floor #: **3 Levels**  
 Levels: **3 Levels**  
 Unit Entry Lvl:

Garage: **Yes, 2CarAttach, AsgndPkOut, LoadRear, StorageArea**  
 Parking: **6** Fireplace: **0**  
 Basement: **Yes, 9ft+Ceil, Full, DayliteWin, EgressWin**  
 Foundation: **BsmtPrCnc, Full**

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Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	18x15	Upper	Carpeting	No	2ndBedroom	13x12	Upper	Carpeting	No
3rdBedroom	17x11	Basement	Other	No	DiningRoom	14x12	Main	Hardwood	No
GreatRoom	18x12	Main	Hardwood	No	Kitchen	19x25	Main	Hardwood	No
Rec/PlayRm	22x17	Basement	Other	No					

Directions

From Shelby go west on Lexington. Home site is on the left...existing home is scheduled for quick demolition.

Property Description

The Home of Tomorrow is here today... 3 Masters. Architecturally designed, Custom Build, technologically integrated Open Concept Urban Oasis. 3000 + sq ft. Private Outdoor Courtyard. Roof Top Deck & Sky Walk Balcony. Private balcony off Master. Smart House connectivity and control from your mobil device anywhere in the World. Current version is now underway at 1964 Park Ave. 10 ft first floor ceilings, hardwood floors. Amazing upgrades and designs. Are you ready for a smart house?

Description

Lifestyle: **Detached** Arch Style: **Contemp**  
 Exterior: **CompSidCmt** Porch:  
 Master Bedroom: **DbiSinks, Deck, FTubSepShr, WalkinClos** Areas: **FoyerSmall**  
 Appliances: **CookTopGas, Energy Star Appliances, GrbgDispl, KitExhaust, Microwave** Eating Area: **BrkfstBar, DinComb/GR, Pantry**  
 Equipment: **CarbMnSnsr, NetworkRdy, SecAlrmMon, SmokeAlarm** Interior Amen: **CeilVlt, HrdrdFloor, ScrnsComp, Skylights, WinVinyl**  
 Lot Info: **Sidewalks, StormSewer, StrtLights, TreeMature, Wooded** Exterior Amen: **DrvConcret**  
 Lot Size: **7,492** Acres: **1/4-1/2 Acre** # of Acres: **0.17** Condo Descrip:

Utilities/Environmental

Heating: **ForcedAir** Fuel: **Gas**  
 Cooling: **HeatPump** Primary Wtr Source: **MunWtrConn**  
 Water Heater: **Tankless** Primary Sewage Disp: **MunSwrConn**  
 Utility Option: Green Certificate: **No**

Financial/Association Information

Possible Financing: **Conventnl** Fee Paid:  
 Ownership Int: **NoAssoc** Fee Amnt:

Office Information

Listing Firm: **Highgarden Real Estate**  
 Disclosures: **Not Applicable** Disclosures Other: **Other**  
 Inspection/Warranties: **WarrBldr**  
 Possession: **AtClosing** Circumstances of Sale:

**Requested By: John Karamanski. Information Deemed Reliable, but not Guaranteed © MIBOR Wednesday, October 19, 2016 06:52 PM**

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