



**6402 Broadway**  
**Town:** Indianapolis  
**Legal:** Warleigh  
**Tax ID:** MAR9009805  
**Subdiv:** Warleigh  
**Builder/Project/Contractor:**

**Status:** Active      **Area:** 4903      **LP:** \$166,900  
**Lt:** 39.873      **Ln:** -86.148      **Map:** N-64 W-6  
**Twp:** Washington      **Zip:** 46220      **School:** Indianapolis Public Schools  
**Section:**      **Lot:** 213  
**County:** Marion      **Yr Built:** 1952      **Semi-Tax:** \$1,422  
**Tax Exempt:** HmTxEx, MortTaxEx      **Tax Year Paid:** 2007  
**Consts Stage:**      **Solid Waste:** Y  
**Est. Completion Date:**

**Bd:** 3  
**Rooms:** 8  
**Floor#:**  
**Unit Entry Lev:**  
**Levels:**  
 1 Level  
**Baths:** 2  
**Parking:**

	SqFt	FB HB
Upper:	0	Upper Bth: 0 0
Main:	1,439	Main Bth: 1 1
Approx MU Total:	1,439	Bsmt Bth: 0 0
No Basement:	0	Total: 1 1
Approx MU & NOBSM:	1,439	
% Basement Finished:		
Source: Assessor		

Approx. Room Sizes/Descriptions						
	L	F	W	L	F	W
Living:	15x18	M	P	Y	Master:	12x12 M C Y
Family Rm:	13x16	M	C	Y	2nd:	12x08 M C Y
Great Rm:	15x15	M	P	Y	3rd:	14x12 M C Y
Dining:					4th:	
Kitchen:	09x08	M	V	Y	LaundryRm:	05x06 M V N
Brkfst Rm:						

**Bas:** N

**Fireplace:** 1/ FamilyRm, WoodBurn

**Foundation:** Slab

**Garage:** Y/ 1CarDetach

#### Directions

Located on the Northwest corner of West 64th and Broadway, West of College or East of Riverview.

#### Property Description

Opportunity for the person who has that artistic flair to make a very unique house stand out even more! Three bedrooms, 1.5 baths, almost 1500 sq ft. Living Room and step up Dining Room have gleaming parquet flrs that gleam with sunlight flowing through the flr to clg windows. Cozy fam rm in back has FP and leads to HUGE deck in even bigger frnd yd with unique landscaping. Bamboo grove in NW corner of back yard is great for privacy, soft finishes. This one is worth seeing!

#### Description

**Life Style:** Detached      **Arch Style:** Ranch      **Exterior:** Cedar  
**Master BR:**      **Areas:**  
**Appl:** Dishwasher, GrbgDispsl, O/RGas, Refrigratr, Washer, Dryer      **Porch:** DeckMain  
**Equip:** MultiPhnLin, SecAlrmMon, SecAlrmPd, SmokeAlarm      **Eating Area:** DinComb/LR, KitGalley  
**Lot Info:** Corner, TreeMature      **Interior Amen:** HrdwdFloor, ScrnsSome, StormsSome  
**Lot Size:** 46x119      **Acres:** <1/4 Acre      **# of Acres:** 0.12      **Exterior Amen:** FenceFullR

#### Condo Description:

#### Utilities

**Heating:** ForcedAir      **Fuel:** Gas      **Primary Water Src:** MunWtrConn  
**Cooling:** CellPadFan      **Water Htr:** Gas      **Primary Sewage Disp:** MunSwrConn  
**Utility Option:** CableConn

#### Financial/Association Information

**Poss Finng:** Conventnl, FHA, ICON, VA      **Ownshp Int:** None      **Fee Pd:**      **Fee Amt:**  
**Fee Includes:**

**Requested by:** Joseph Shoemaker

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Thursday, December 11, 201 03:12 PM

*Call Joe at 413.8501 for a private showing!*