



Mitch Rolsky

Cellular: 317.223.1673

E-Mail: Mitch@ToHelpUmove.com



6821 Harriet Drive, Indpls IN 46237

KW INDIANAPOLIS
KELLERWILLIAMS REALTY

YOU DECIDE HOW THIS HOME WITH TONS OF UPDATES (See List,) PRICED BELOW THE AVERAGE OF \$67.19 PER SQ. FT., COMPARES WITH ALL OTHER SIMILAR HOMES CURRENTLY FOR SALE

List Below Includes All 2500-3800 Square Feet, 3+ Bedroom, 2.5+ Bath, Homes Without a Bsmt and with Fireplaces In BLC /MLS As Of 9/23/2017 In 46237 Zip code In Franklin Township

	6821 Harriet Dr	Home "A"	Home "B"	Home "C"	Home "D"
Coparable Homes Currently For Sale					
List Price	\$200,000	\$239,900	\$215,000	\$198,900	\$195,000
1st & 2nd Sq. Ft.	3136 Sq.Ft.	3063 Sq.Ft.	3117 Sq.Ft.	2875 Sq.Ft.	3526 Sq.Ft.
\$ Per Square Foot	\$63.78	\$78.32	\$68.98	\$69.18	\$52.04
Showing Condition	9 out of 10	6 out of 10	9 out of 10	7 out of 10	6 out of 10
Neighborhood St	Interior Loop	Interior Thru Street	Interior Thru Street	Interior Loop	Interior Loop
Neighborhood	Smithfield	Buck Creek	Burtton Crossing	Waters Edge	Westbrook
Days on Market	1 Days	12 Days	12 Days	33 Days	51 Days
Taxes Year 2016	\$874 1/2 YR	\$1,177 1/2 YR	\$843 1/2 YR	\$823 1/2 YR	\$91 1/2 YR
Association Fee	\$335/Year	NONE	\$225/Year	\$250/Year	\$150/Year
Community Pool	YES	NO	NO	NO	NO
Great/Living Rm	21 X 19	23 X 13	19 X 19	20 X 21	14 X 12
Dining Rm	12 X 12	13 X 11	12 X 12	15 X 12	16 X 12
Kitchen	13 X 11	11 X 11	11 X 11	15 X 12	20 X 12
Center Island	YES	NO	NO	YES	YES
Breakfast Room	14 X 11	11 X 09	NONE	14 X 8	21 X 12
Master Bedroom	20 X 19	17 X 13	18 X 16	19 X 16	16 X 15
2nd Bedroom	14 X 12	11 X 10	16 X 12	15 X 11	15 X 13
3rd Bedroom	14 X 12	15 X 11	16 X 12	11 X 16	11 X 9
4th Bedroom	14 X 12	NONE	12 X 12	13 X 10	14 X 12
Laundry Room	14 X 07	05 X 05	10 X 6	6 X 6	7 X 5
1st Floor Bonus Rm	12 X 12 OFFICE	15 X 14 SUN RM	15 X 11 SUN RM	12 X 6 UTILITY RM	NONE
2nd Floor Bonus Rm	20 X 14 Loft	26 X 12 LOFT	19 X 19 Loft	21 X 17 Loft	19 X 18 Loft
Bathrooms	2.5	2.5	2.5	2.5	2.5
Storage Barn	With Electricity	NONE	YES	YES	NONE
Lot	.23 ACRE	.22 ACRE	.22 ACRE	.18 ACRE	.21 ACRE
Garage	2 Car Attached		2 Car Attached	2 Car Attached	2 Car Attached
Age	17 YEARS	26 YEARS	14 YEARS	13 YEARS	12 YEARS
Exterior	Vinyl & Brick	Brick & Siding	Vinyl & Brick	Vinyl & Brick	Vinyl & Brick
Back Yard	HUGE PATIO	SMALL PATIO	DECK	DECK	SMALL DECK

for more info & multimedia visit ...

www.UCouldBeHome.com