

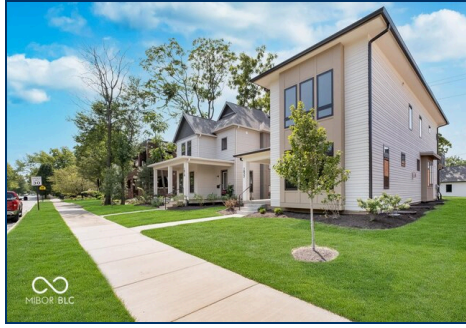
1822 Central Ave, Indianapolis, IN 46202

Status: **Temp Off Market**

Prop Sub/Trans: Single Family Residential/For Sale
 School Dist: Indianapolis Public Schools
 Schools:
 Subdivision: Herron Morton
 Legal Desc: Allen & Roots North Add 37Ft N Side L232 6Ft N Of& Adj Vac Alley L232
 Bldr/Prjct/Cont: Golden Ratio Homes

Media: 58
 Area: 4912 - Marion - Center Ne
 New Const: Yes

Listing ID: **22011963**
 DOM/CDOM: 23/205
 Lot Number: 232
 Est.Comp. Date: 11/24
 MultiTax ID:
 Tax Year Due: 2023
 List/MoRnt \$: \$940,000
 Year Built: 2024
 Solid Waste: No



Tax ID: 490636158230000101
 Semi Tax: \$524.00
 Tax Exempt: Other Tax Exemption/See Remarks

	SqFt
Main SqFt:	1,212
Upper SqFt:	1,194
Total Main & Upper SqFt:	2,406
Below Grade Area SqFt:	1,194
% Below Grade Finished:	100
Apprx Below Grade Finished SqFt:	1,194
Apprx Total Finished SqFt:	3,600
Total SqFt:	3,600
Source:	Floorplans

	#	FB#	HB#	BD#	RM
Upper:	2	0	3	3	
Main:	0	1	0	4	
M/U Ttl:	2	1	3	7	
Bsmt:	1	0	1	3	
Total:	3	1	4	10	

Beds: 4
 Baths: 3/1
 # Rooms: 10
 Floor #:
 Levels: 2 Levels
 Unit Entry Lvl:

Garage: Yes
 Garage Spaces: 3
 Parking Features: Access Alley, Detached,
 Driveway Concrete, Garage Door Opener
 Fireplaces: 1
 Fireplace Features: Gas Log Fireplace, Living
 Room Fireplace
 Basement: 9 feet+Ceiling, Daylite Windows,
 Egress Windows, Finished, Finished Ceiling,
 Finished Walls, Full
 Foundation: Basement Poured Concrete, Full
 Web Link: <https://www.InHerronMorton.com>
 Association Website URL: <https://herron-morton.com/>

Room Information

Room Type	Dimensions	Level	Floors	Room Type	Dimensions	Level	Floors
Primary Bedroom	23x15	Upper	Engineered Hardwood	Dining Room	16x8	Main	Engineered Hardwood
Kitchen	15x13	Main	Engineered Hardwood	Laundry Room	11x7	Upper	Tile-Ceramic
Bedroom 2nd	14x12	Upper	Carpet	Bedroom 3rd	13x12	Upper	Carpet
Bedroom 4th	14x11	Basement	Carpet	Mud Room	15x13	Main	Engineered Hardwood
Entrance Foyer	8x7	Main	Engineered Hardwood				

Directions

GPS Friendly

Public Remarks

All That's Missing Here Is YOU... In This 3600 SqFt Distinctive CLASSIC BEAUTY That's FLEXIBLE & GORGEOUS, With OVERSIZED & GENEROUS ROOMS, THAT FEEL EVEN LARGER BECAUSE OF THE TONS OF WINDOWS that focus the SUNSHINE ON THE STUNNING TOP-END DESIGNER TOUCHES AND FINISHES (See The List Of Finishes/Features,) That Have All Been MAGICALLY COMBINED BY TINA, AT GOLDEN RATIO HOMES, WHO BRINGS HER UNMATCHED ATTENTION TO DETAIL ON EACH AMAZING HOME THAT SHE'S THOUGHTFULLY CURATED. You'll DROOL OVER THIS WARM AND INVITING HOME FROM THE FASHIONABLE SPA-LIKE SEXY BATHS, THE PRIMARY SUITE WITH HARDWOODS AND DUAL CLOSETS. TO THE SPARKLING CHEF'S QUARTZ KITCHEN COMPLETE WITH SS CAFE APPLIANCES INCLUDING YOUR REFRIGERATOR, THAT FEELS THOUGHTFULLY AND PREC...

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information

Note Home is TOM till Spring. Please use photos & interactive to place under contract contingent on seeing in person within 48 hours. Home subject to IHPC. POF/Pre-Approval required with offers. Sale contingent on execution of GOLDEN RATIO HOMES, LLC STANDARD FORM LAND & BUILDING CONTRACT ("GRH Contract") by Buyer & Seller within 7 days of accepted IAR PA. See attachments for the "Further Conditions Clause" to be included in all offers! BSMT includes 14'x10' Mechanical Rm | www.payEMhere.com

Description

Condo Type:	Property Attached YN: No	Condo Descrip:	Common Walls:
Construction Materials: Composition Siding Cement	Lifestyle:	Arch Style:	Traditional American
Primary Bedroom: Closet Walk in	Primary Bathroom: Shower Stall Full, Sinks Double, Suite	Porch:	Covered Porch, Multiple Decks, Wrap Around Porch
Appliances: Dishwasher, Down Draft Exhaust, Garbage Disposal, Gas Water Heater, Oven/Range-Gas, Refrigerator, Water Heater	Appliances: Smoke Alarm, Sump Pump w/Backup	Eating Area:	Dining Combo/Living Room, Other Eating Area
Equipment:	Security Features:	Interior Features:	Breakfast Bar, Entrance Foyer, Hardwood Floors, High Speed Internet Avail, Kitchen Eat In, Network Ready, Pantry, Programmable Thermostat, Walk In Closet, Windows Thermal
Lot Info: Access Street, Curbs, Sidewalks, Trees Mature	Waterfront:	Laundry Features:	Laundry Room, Laundry Room Upstairs
Road Frontage Type:	Lot Size: 7,449	Accessibility Features:	Exterior Features:
Acres: <1/4 Acre	Acres: <1/4 Acre	Exterior Features:	Smart Light(s), Smart Lock(s), Sprinkler/Irrigation System
		Private Pool:	No
		Horse Amen:	None
			# of Acres: 0.17

Utilities/Environmental

Utilities: Cable Available, Electric, Gas Connected, Fuel: Renewable Source
 Sewer, Water Primary Wtr Source: Municipal Water Connected Green Certificate: No
 Heating: Forced Air, Gas Primary Sewage Disp: Municipal Sewer Connected
 Cooling: Central Electric

Possible Financing: **Conventional, Insured Conventional, VA**
Ownership Int:
Fee Includes:
Mgmt Co.:

Fee Paid:
HOA Disclsr:
Mgmt Phone:
Fee Amnt:

Showing Information

Showing Service: **Broker Bay**

Showings Phone: **(317) 218-0600**

Contract/Office Information

List Type: **Exclusive Right to Sell**
Circumstances of Sale:
Listing Terms:
LOfc: **THUM01: To Help U Move Inc**
LAgt: **27007: Mitch Rolsky**
Team:
CoAgt:

Insp/Warr: **Warranty Builders**
Disc:
FHA Cert:
Ph: **(317) 223-1673**
Ph:

Listed: **11/20/2024**
Spec. List. Conditions: **Not Applicable**
Poss: **At Closing**
Fax:

Entered: **11/20/2024**
TOM Dt: **12/12/2024**
WD:
XD: **01/15/2025**
Change: **12/12/2024**

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Prepared By: Mitch Rolsky | To Help U Move Inc | Cell: (317) 223-1673 | 12/13/2024



Temp Off Market

4 Beds:

3/1 Baths:

3,600 SqFt:

Built : 2024

Listing ID:	22011963	List Price:	\$940,000
Property Type:	Residential	Orig. List Price:	\$940,000
Subtype:	Single Family Residential	List Date:	11/20/2024
Transaction Type:	For Sale	DOM/CDOM:	23/205
Subdivision:	Herron Morton	County:	Marion

Directions

GPS Friendly

Public Remarks

All That's Missing Here Is YOU... In This 3600 SqFt Distinctive CLASSIC BEAUTY That's FLEXIBLE & GORGEOUS, With OVERSIZED & GENEROUS ROOMS, THAT FEEL EVEN LARGER BECAUSE OF THE TONS OF WINDOWS that focus the SUNSHINE ON THE STUNNING TOP-END DESIGNER TOUCHES AND FINISHES (See The List Of Finishes/Features,) That Have All Been MAGICALLY COMBINED BY TINA, AT GOLDEN RATIO HOMES, WHO BRINGS HER UNMATCHED ATTENTION TO DETAIL ON EACH AMAZING HOME THAT SHE'S THOUGHTFULLY CURATED. You'll DROOL OVER THIS WARM AND INVITING HOME FROM THE FASHIONABLE SPA-LIKE SEXY BATHS, THE PRIMARY SUITE WITH HARDWOODS AND DUAL CLOSETS. TO THE SPARKLING CHEF'S QUARTZ KITCHEN COMPLETE WITH SS CAFE APPLIANCES INCLUDING YOUR REFRIGERATOR, THAT FEELS THOUGHTFULLY AND PRECISELY PLACED BETWEEN YOUR GRACIOUS LIVING ROOM AND YOUR RELAXING 27'x12' COVERED DECK THAT'S ACCESSIBLE BOTH FROM YOUR SPECTACULAR KITCHEN AND THE MUD ROOM WITH IT'S BUILT-IN BENCH WITH HOOKS & CUBBIES. From Your Deck You'll DAYDREAM ABOUT KIDS OR DOGS PLAYING IN YOUR LARGE "POOL READY" IRRIGATED BACKYARD THAT'S CAPPED OFF BY YOUR 3 CAR GARAGE! There's Also A BEAUTIFULLY FINISHED LOWER LEVEL And Together All Of These Areas BLUR THE LINES BETWEEN INDOOR & OUTDOOR LIVING, Making This Home PERFECT FOR ENTERTAINING. Still, There's Also THE RIGHT BALANCE OF DEFINED AREAS, THAT ARE GREAT FOR BOTH DAILY LIVING AND WORKING REMOTELY. Perhaps THE BEST PART THOUGH IS THIS, CHARMING AND HISTORICALLY PROTECTED NEIGHBORHOOD'S, CONVENIENT LOCATION THAT'S CLOSE TO THE LAW & MED SCHOOLS/HOSPITALS! YOU KNOW WHAT THEY SAY THOUGH ABOUT ALL WORK AND NO PLAY... SO, YOU'LL LOVE THAT YOU'RE JUST A HOP AND A SKIP AWAY FROM THE GREAT FOOD & FUN ON MASS AVENUE, THE BOTTLE WORKS AND SO MUCH MORE! Call Now To Schedule Your Tour And SEE WHAT THE GOOD LIFE COULD LOOK LIKE WHEN YOU START CALLING 1822 CENTRAL HOME!

Private Remarks

Note Home is TOM till Spring. Please use photos & interactive to place under contract contingent on seeing in person within 48 hours. Home subject to IHPC. POF/Pre-Approval required with offers. Sale contingent on execution of GOLDEN RATIO HOMES, LLC STANDARD FORM LAND & BUILDING CONTRACT ("GRH Contract") by Buyer & Seller within 7 days of accepted IAR PA. See attachments for the "Further Conditions Clause" to be included in all offers! BSMT includes 14'x10' Mechanical Rm | www.payEMhere.com

Listing Details

Area:	4912 - Marion - Center Ne	School Dist:	Indianapolis Public Schools			
Legal Desc:	Allen & Roots North Add 37Ft N Side L232 6Ft N Of& Adj Vac Alley L232	Elementary School:				
Section/Lot Number:	/232	Intermediate School:				
Beds:	4	Middle School:				
Baths:	3/1	High School:				
# Rooms:	10	Main SqFt:	1,212			
Levels:	2 Levels	Upper SqFt:	1,194			
Rooms/Level	FB	HB	BD	RM	Total Main & Upper SqFt:	2,406
Upper	2	0	3	3	Below Grade Area SqFt:	1,194
Main	0	1	0	4	% Below Grade Finished:	100
M/U Ttl	2	1	3	7	Apprx Below Grade Finished SqFt:	1,194
Basement	1	0	1	3	Apprx Total Finished SqFt:	3,600
Total	3	1	4	10	Total SqFt:	3,600
					Garage SqFt:	600
					Building Area Source:	Floorplans

Property Overview

Exterior:	Composition Siding Cement	Lot Info:	Access Street, Curbs, Sidewalks, Trees Mature
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Exterior Features:	Smart Light(s), Smart Lock(s), Sprinkler/Irrigation System
Horse Amenities:	None
Arch Style:	Traditional American
Porch:	Covered Porch, Multiple Decks, Wrap Around Porch
Fence:	No /
Foundation:	Basement Poured Concrete, Full
Basement:	Yes / 9 feet+Ceiling, Daylite Windows, Egress Windows, Finished, Finished Ceiling, Finished Walls, Full
Areas:	Utility Room
Fireplace:	1
Fireplace Features:	Gas Log Fireplace, Living Room Fireplace
Laundry:	Laundry Room, Laundry Room Upstairs
Appliances:	Dishwasher, Down Draft Exhaust, Garbage Disposal, Gas Water Heater, Oven/Range-Gas, Refrigerator, Water Heater
Equipment:	Smoke Alarm, Sump Pump w/Backup
Primary Bedroom:	Closet Walk in
Primary Bathroom:	Shower Stall Full, Sinks Double, Suite
Security Features:	
Property Attached:	No

Lot Size:	7,449
Acres:	<1/4 Acre
# of Acres:	0.17
Waterfront Features:	
Private Pool:	No
Spa Features:	
Interior Features:	Breakfast Bar, Entrance Foyer, Hardwood Floors, High Speed Internet Avail, Kitchen Eat In, Network Ready, Pantry, Programmable Thermostat, Walk In Closet, Windows Thermal
Kitchen Features:	
Eating Area:	Dining Combo/Living Room, Other Eating Area
Garage YN:	Yes
Garage Spaces:	3
Garage Parking Description:	
Garage Parking Other:	Garage Door Opener, Guest Street Parking, Keyless Entry, Service Door
Parking Features:	Access Alley, Detached, Driveway Concrete, Garage Door Opener
New Construction:	Yes
Bldr/Prjct/Cont:	Golden Ratio Homes
Stage:	Completed, Trim Stage
Est. Comp. Date:	11/24

Rooms

Room	Dimensions	Level	Floors
Primary Bedroom	23x15	Upper	Engineered Hardwood
Dining Room	16x8	Main	Engineered Hardwood
Kitchen	15x13	Main	Engineered Hardwood
Laundry Room	11x7	Upper	Tile-Ceramic
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Bedroom 3rd	13x12	Upper	Carpet
Bedroom 4th	14x11	Basement	Carpet
Mud Room	15x13	Main	Engineered Hardwood
Entrance Foyer	8x7	Main	Engineered Hardwood

Utilities/Environmental

Heating:	Forced Air, Gas	Primary Water Source:	Municipal Water Connected
Cooling:	Central Electric	Primary Sewage Disp:	Municipal Sewer Connected
Fuel:	Renewable Source	Solid Waste:	No
Utility Option:		Green Certificate:	No
Utilities:	Cable Available, Electric, Gas Connected, Sewer, Water		

Tax/Association Information

Tax ID:	490636158230000101	Mgmt Co.:	
Semi Tax:	\$524.00	Mgmt Phone:	
Tax Year Due:	2023	Fee Includes:	
Tax Exempt:	Other Tax Exemption/See Remarks	Fee Amount:	
Low Maintenance Lifestyle Y/N:	No	Fee Paid:	

Community Features:

Association: No

Fee Includes:

HOA Disclosure:

Amenities:

Contact & Contract Information

List Type: Exclusive Right to Sell

Listing Terms:

Listing Date: 11/20/2024

Entered: 11/20/2024

Temp Off Mkt Date: 12/12/2024

Withdrawn Date:

Expiration Date: 01/15/2025

Last Change Date: 12/12/2024

List Office: To Help U Move Inc

List Agent: Mitch Rolsky

List Agent Phone: (317) 223-1673

List Agent Email: mitch@ToHelpUmove.com

List Agent BLC ID: 27007

Co-List Agent:

Co-List Agent Phone:

Co-List Agent Email:

Co-List Agent BLC ID:

Contact Num 1 Type:

Contact Num 1 Name:

Contact Num 1 Phone:

Possible Financing: Conventional, Insured Conventional, VA

Inspection Warranties: Warranty Builders

Disclosures:

Other Disclosures: Not Applicable

Possession: At Closing

List Office: To Help U Move Inc

List Office Phone: (317) 223-1673

List Office BLC ID: THUM01

Contact Num 2 Type:

Contact Num 2 Name:

Contact Num 2 Phone:

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Prepared By: Mitch Rolsky | To Help U Move Inc | Cell: (317) 223-1673 | 12/13/2024