



Residential/Condo

Media: 7

L#: 2921940 **CND** **Status:** Active **Area:** 4912 **LP:** \$169,000
2257 N Scioto ST **Lt:** 39.7985 **Ln:** -86.1559 **Map:** N-22 E-1
Town: Indianapolis **Twp:** Center Ne **Zip:** 46205 **School:** Indianapolis Public Schools
Legal: Penn Square HPR Unit 1 **Section:** **Lot:** 0 **County:** Marion
Tax ID: MAR1103619 **Multi-Tax ID:** **Solid Waste:** N **Semi-Tax:** \$2,395
Subdiv: Penn Square HPR Unit 1 **Tax Exempt:** None **Tax Year Paid:** 2008
Builder/Project/Contractor: **Const.Stage:** **Yr Built:** 2004 **Est.Comp Date:**

Approx. Room Sizes/Descriptions

	L	F	W		L	F	W		
Living:	16x15	M	H	Y	Master:	15x11	M	C	Y
Family Rm:					2nd:	11x10	M	H	Y
Great Rm:					3rd:				
Dining:	8x8	M	H	N	4th:				
Kitchen:	13x10	M	H	N					
Brkfst Rm:									

Bd: 2
Rooms: 7
Floor#: 1
Unit Entry Level: 0
Levels: 1 Level
Baths: 2
Parking:
Bas: N
Foundation: Slab
Loc: EndUnit, BldgPrivateEntry

	SqFt	FB	HB
Upper:	0	0	0
Main:	1,093	2	0
Approx M/U Total:		1,093	0
Basement:	0	0	0
Approx M/U & NOBSM:		1,093	0
% Finished Basement:			
Source: Assessor			

Directions

PENN SQUARE CONDOS ARE ON PENNSYLVANIA BETWEEN 22ND & 23RD STREETS. PARK ON PENN & ENTER THROUGH SECURITY GATE AT CENTER OF COMPLEX. CONTACT CENTRALIZED SHOWING FOR GATE COMBO. UNIT IS ON N. END OF DEVELOPMENT.

Property Description

Live downtown in a nearly new, affordable condo, immaculate. Tastefully decorated w/roomy kitchen, cherry cabinets. Hardwood flrs throughout, cathedral ceiling in great rm & nice architectural details. Covered porch with built-in bar, master suite w/garden tub & walk-in closets. Gated community & no shared walls. Attached parking garage. Low maintenance. Great location in Fall Creek Place. Minutes from Circle Center, IUPUI, Mass Ave. See this one today!

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

Contact co-agent Laura Musall, 317-702-0058, Laura@talktotucker.com.

Description

Life Style: Attached **Arch Style:** Contemp
Master BR: FTub w/Shr, GardenTub, Suite, WalkinClos
Appl: Dishwasher, MicroHood, O/RElec, Refrigratr
Equip: SmokeAlarm, NetworkRdy

Exterior: CompSidCmt, Wood
Areas: FoyerLarge, LaundryRm, OthrBdMain
Porch: PorchCovrd
Eating Area: BrkfstBar, DinComb/FR, Pantry
Interior Amen: CeilCath, HrdwdFloor, WdWkPaintd, WinThermI

Lot Info:
Lot Size: 0 **Acres:** CndHPRCoop# of Acr: 0.00
Exterior Amen:
Condo Description: EndUnit, BldgPrivateEntry

Utilities

Heating: ForcedAir **Fuel:** Gas **Primary Water Src:** MunWtrConn
Cooling: CentrElec **Water Htr:** Electric **Primary Sewage Disp:** MunSwrConn
Utility Option: CableAvail, HighSpdAvl

Financial/Association Information

Poss Fincg: Conventnl, ICON, FHA, VA **Ownshp Int:** MandFee **Fee Pd:** Monthly **Fee Amt:** \$102
Fee Includes: CommWtrSwr, EntryComm, InsBldHaz, InsCommon, Lawncare, MainBldExt, RemvISnow, RemvITrash

Office Information

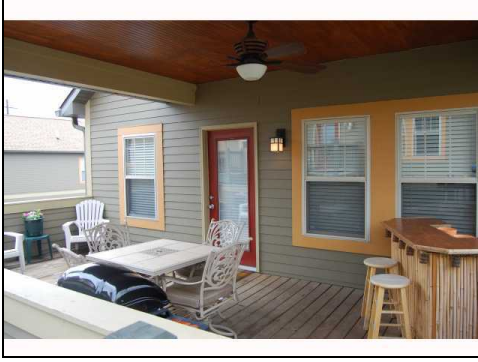
TUCK17 : F. C. Tucker Company **OP:** 317-570-3800 **OF:** 317-570-3810 **Fdbk Email:** k.dather@talktotucker.com
LAgnt: 23800 : Kelly Dather **Pref:** 317-496-9308 **PF:** **Show:** 317-955-5555 **Fdbk:** 317-363-2266
Team Name: Kelly Dather Real Estate Group **Hm:** **Ofc Ext:** 0 **Cell:** 317-496-9308 **VM:** 317-363-2266
CoAgt/Asst: 27528 Laura Musall **Pref:** 317-570-3800 **Type:** Exclusive Right to Sell **Dir:** **Toll:**
Con1: **Poss:** Negotiable **Var:** N **Pager:**
Con2: **Auction Lic#:** **LD:** 05/01/2009 **BAC:** 3.5
Disc: **Disc Other:** ONFIL **XD:** 11/01/2009 **Entry Date:** 05/05/2009
Insp/Warr: Not Applicable **Direct Soliciting:** N **WD:** **Chg Date:** 05/05/2009

Listing #: 2921940

2257 N Scioto ST

Indianapolis

IN 46205



Requested by: Laura Musall

Information Deemed Reliable But Not Guaranteed. (c) MIBOR 2003-2007