



**Residential Lease**

Media: 9

**BLC#:** 21147830      **Status:** Active      **Area:** 4903      **MR:** \$1,145 \*  
**6108 BROADWAY ST**      **Zip:** 46220  
**Lt:** 39.866    **Ln:** -86.148      **Map:** N-61 E-6      **Furn:** UnFurnish  
**Town:** INDIANAPOLIS      **Twp:** Washington      **County:** Marion  
**Legal:** LIGHTS SUGAR GROVE ADD      **Section:** S 2      **Lot:** L 116      **Yr Built:** 1950  
**School:** Indianapolis Public Schools      **Type:** SnglDetach

<b>Sq.Ft: Upper:</b>	0	<b>No Basement:</b>	0	<b>FB</b>	<b>HB</b>
<b>Main:</b>	1,272	<b>Approx M/U &amp; No Basement:</b>	1,272	<b>Upper Bth:</b>	0 0
<b>Approx M/U:</b>	1,272			<b>Main Bth:</b>	1 0
<b>Source:</b> Assessor		<b>% Finished:</b>		<b>Bsmt Bth:</b>	0 0
				<b>Total:</b>	1 0

**Approximate Room Sizes and Description**

	L	F	W		L	F	W						
<b>Living:</b>	17x13	M	H	Y	<b>Master:</b>	12x11	M	H	N	<b>Beds:</b>	3	<b>Rooms:</b>	6
<b>Family Rm:</b>					<b>2nd:</b>	11x11	M	H	N	<b>Bath Area:</b>	1	<b>Levels:</b>	1 Level
<b>Great Rm:</b>					<b>3rd:</b>	11x11	M	H	N	<b>Foundation:</b>	Crawl		
<b>Dining:</b>	10x09	M	H	Y	<b>4th:</b>					<b>Basement:</b>	N		
<b>Kitchen:</b>	13x10	M	V	N	<b>BonusRoom:</b>	07x06	M	O	N	<b>Fireplace:</b>	0		
<b>Brkfst Rm:</b>										<b>Garage:</b>	N/NONE/SPRKO		
<b>LaundryRm:</b>	08x06	M	V	N						<b>Parking:</b>			

**Directions:**

One block west of College on 61st - Across from Public Tennis Courts

**Property Description**

A short walk to Broad Ripple, 2 blocks to the Canal Path, 4 blocks to the Monon Trail. Broadway Park with Tennis Courts just 1/8th block South. Very nice home with gleaming hardwood floors and an updated bath. Appliances include refrigerator, gas range, portable dishwasher, washer, dryer, AT&T Uverse is available. The Bonus Room is a Storage Room accessed from the rear of the house. Side yard is partly fenced.

**Description**

**LifeStyle:** Detached      **Exterior:** Aluminum      **Porch:** PorchCovrd  
**MasterBR:**      **Areas:** FormalLvRm, FoyerSmall, LndryRmMn  
**Appl:** Dishwasher, Dryer, GrbgDispsl, O/RGas, Refrigratr, Washer  
**Eating Area:** Dining-L, KitchCntry  
**Equip:** SmokeAlarm      **Interior Amen:** HrdwdFloor, WdWkPaintd, WinVinyl, WinTherml, WalkInClos, Attic  
**Lot Info:** Sidewalks, TreeMature      **Exterior Amen:** FencePartl  
**Acres:** <1/4 Acre      **Lot Size:** 51x162      **# of Acres:** 0.18  
**Utilities**  
**Heating:** ForcedAir      **Fuel:** Gas      **Primary Water Src:** MunWtrConn  
**Cooling:** CentrElec      **Water Htr:** Gas      **Primary Sewage Disp:** MunSwrConn  
**Utility Option:** HighSpdAvl, CableAvail

**Lease/Association Information**

**Lease Term:** 12 Months, 18 Months, 24 Months      **Min Lease:** 12      **Date Avail:** 12/18/2011      **For Sale L#:**  
**Smoking:** N      **Pets:** W/Approval      **Pet Deposit:** \$100      **Sec Dep:** \$1,145      **Fee Amount:**      **Fee Paid:**  
**Owner Pays:** InsHazard, InsLiabty, InsStruc, PropTaxes  
**Tenant Pays:** AllUtil, Lawncare, InsRenters

**Office Information**

**Disclosures:**      **Disclosure Other:** None  
**Insp/Warr:** Not Applicable  
**Possession:** AtClosing  
**Listing Firm:** Ken R. Fisher & Associates



