

1809 N Warman Ave, Indianapolis, IN 46222-2762Status: **Active**Prop Sub/Trans: **Single Family Residential/For Sale**Media: **25**Listing ID: **22072932**List/MoRnt \$: **\$139,900**School Dist: **Indianapolis Public Schools**Area: **4909 - Marion - Wayne**DOM/CDOM: **1/1**Year Built: **1940**

Schools:

Subdivision: **West Haven**Legal Desc: **Shutes H Le Barth Hrs L17**

Bldr/Prjct/Cont:

New Const: **No**Lot Number: **17**

Est.Comp. Date:

MultiTax ID:

Solid Waste: **No**Tax ID: **490633119020000901**Semi Tax: **\$1,001.00**Tax Year Due: **2024**Tax Exempt: **None**

	SqFt
Main SqFt:	720
Upper SqFt:	0
Total Main & Upper SqFt:	720
Below Grade Area SqFt:	720
% Below Grade Finished:	0
Apprx Below Grade Finished SqFt:	0
Apprx Total Finished SqFt:	720
Total SqFt:	1,440
Source:	Assessor

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

Beds: **2**
 Baths: **1/0**
 # Rooms: **4**
 Floor #: **1**
 Levels: **1 Level**
 Unit Entry Lvl:

Public Open House schedule:

11/16/2025 from 12:00 PM to 2:00 PM

Garage: **Yes**
 Garage Spaces: **1**
 Parking Features: **Detached**
 Fireplaces: **0**
 Fireplace Features:
 Basement:
 Foundation: **Basement-Block**

Room Information

Room Type	Dimensions	Level	Floors	Room Type	Dimensions	Level	Floors
Living Room	14X12	Main	Vinyl Plank	Kitchen	13X10	Main	Vinyl Plank
Primary Bedroom	11X10	Main	Vinyl Plank	Bedroom 2nd	11X11	Main	Vinyl Plank

Directions

GPS Friendly

Public Remarks

This 2-bedroom, 1-bath home has been completely refreshed from top to bottom. Inside, you'll find all new LVP flooring, fresh paint, and updated light fixtures throughout. Also includes a new roof and chimney cap! The kitchen shines with new cabinets, countertops, and a stylish backsplash. The bathroom has been remodeled with a new tub, tile surround, and modern vanity. The basement includes washer and dryer hookups and plenty of storage space. Outside, there's a long driveway leading to a 1-car detached garage, plus a fenced backyard ready for pets or entertaining. Located in Speedway with quick access to the interstate, downtown, and all the local dining and entertainment options the area is known for. Perfect for a first-time home buyer ...

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

Please send all offers to Paul@soldbypaullinn.com. Preliminary title w/ Chicago Title / Home Base. Title company to hold Earnest Money. Room sizes are aprox, buyer to verify room sizes. Seller has never lived in the home. FHA eligible on 12/25/2025. Water line from the pit to the house was just replaced which is why front yard looks the way it does.

Description

Condo Type:
 Property Attached YN: **No**
 Construction Materials: **Vinyl**
 Lifestyle:
 Primary Bedroom:
 Primary Bathroom:
 Appliances: **Microwave, Oven/Range-Gas, Refrigerator, Water Heater**
 Equipment:
 Security Features:
 Lot Info:
 Waterfront:
 Road Frontage Type:
 Lot Size: **5,489**

Condo Descrip:
 Common Walls:
 Arch Style: **Bungalow/Shotgun**
 Porch:
 Eating Area: **Dining Combo/Kitchen**
 Interior Features: **Wood Work Painted**
 Laundry Features:
 Accessibility Features:
 Exterior Features:
 Private Pool:
 Horse Amen: **None**

Acres: **<1/4 Acre** # of Acres: **0.13**

Utilities/Environmental

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

Financial/Association Information

Possible Financing: **Conventional, Insured Conventional**
 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: **THRS01: T&H Realty Services, Inc.**

LAgt: **31180: Paul Linn**

Team: **Best Life Realty Group**

COAgt:

Insp/Warr: **Other**

Sale Circumstances:

FHA Cert:

Ph:

Ph: **(317) 629-0070**

Ph:

Listed: **11/13/2025**

Disc:

Poss: **At Closing**

Fax:

Spec. List. Conditions: **Not Applicable** Entered: **11/13/2025**

TOM Dt:

WD:

XD: **05/12/2026**

Change: **11/13/2025**

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Prepared By: Paul Linn | T&H Realty Services, Inc. | 11/13/2025 11:12 AM