

**1809 N Warman Ave, Indianapolis, IN 46222-2762**Status: **Active**

Prop Sub/Trans: **Single Family Residential/For Sale**  
 School Dist: **Indianapolis Public Schools**  
 Schools:  
 Subdivision: **West Haven**  
 Legal Desc: **Shutes H Le Barth Hrs L17**  
 Bldr/Prjct/Cont:

Media: **25**  
 Area: **4909 - Marion - Wayne**

Listing ID: **22072932**  
 DOM/CDOM: **20/31**

List/MoRnt \$: **\$144,900**  
 Year Built: **1940**

Lot Number: **17**

Est.Comp. Date:

MultiTax ID:

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

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

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

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

Garage: **Yes**  
 Garage Spaces: **1**  
 Parking Features: **Detached**  
 Fireplaces: **0**  
 Fireplace Features:  
 Basement:  
 Foundation: **Basement-Block**  
 Web Link: <https://property.ultimaterealestatemedia.com/order/0c07e1cb-7b29-4ae0-2533-08de1df17f24>

## 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 &amp; Commission Disclosures &amp; Financial Information

Please send all offers to [Paul@soldbypaullinn.com](mailto: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.\*\*Back on market as buyer got cold feet. Foundation specialist evaluated the basement: one wall was noted as normal movement, and the other recommended for a preventative carbon-fiber strap. A waterproofing system was quoted as a recommendation. Old termite damage was also found in the detached garage. Seller is already addressing several of the items the prior buyer requested. Reports available upon request.\*\*

## 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:  
 Interior Features: **Dining Combo/Kitchen**  
 Laundry Features: **Wood Work Painted**  
 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:

## 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**

Insp/Warr: **Other**  
 Sale Circumstances:  
 FHA Cert:  
 Ph: **(317) 629-0070**

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: **12/15/2025**

CoAgt:

Ph:

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Prepared By: Paul Linn | T&H Realty Services, Inc. | 12/19/2025 06:47 PM