

**11315 House St, Indianapolis, IN 46259-1529**

Status: **Active**

Prop Sub/Trans: **Single Family Residential/For Sale**  
 School Dist: **Franklin Township Com Sch Corp**

Media: **46** Listing ID: **22047163** List/MoRnt \$: **\$325,000**  
 Area: **4906 - Marion - Franklin** DOM/CDOM: **2/2** Year Built: **1910**

Schools: **Acton Elementary School/Lillie Idella Kitley Intermediate/Franklin Central Junior High/Franklin Central High School**

Subdivision: **Swails**  
 Legal Desc: **Swails Add Acton L 9 B 5**  
 Bldr/Prjct/Cont:

Lot Number: **9**

New Const: **No** Est.Comp. Date:  
 MultiTax ID: **Parcel #3001045 and Parcel #3001044 to be included** Solid Waste: **No**

Tax ID: **491615104003000300**  
 Semi Tax: **\$391.00**

Tax Year Due: **2024**

Tax Exempt: **Homestead Tax Exemption**



	<u>SqFt</u>	<u>#</u>	<u>FB#</u>	<u>HB#</u>	<u>BD#</u>	<u>RM</u>
Main SqFt:	<b>1,024</b>	Upper:	<b>1</b>	<b>0</b>	<b>2</b>	<b>2</b>
Upper SqFt:	<b>832</b>	Main:	<b>1</b>	<b>1</b>	<b>1</b>	<b>5</b>
Total Main & Upper SqFt:	<b>1,856</b>	M/U Ttl:	<b>2</b>	<b>1</b>	<b>3</b>	<b>7</b>
Below Grade Area SqFt:		Bsmt:	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
% Below Grade Finished:		Total:	<b>2</b>	<b>1</b>	<b>3</b>	<b>7</b>
Apprx Below Grade Finished SqFt:						
Apprx Total Finished SqFt:	<b>1,856</b>					
Total SqFt:	<b>1,856</b>					
Source:	<b>Assessor</b>					

Beds: **3**  
 Baths: **2/1**  
 # Rooms: **7**  
 Floor #:  
 Levels: **2 Levels, 1 1/2 Levels**  
 Unit Entry Lvl:

**Public Open House schedule:**

06/28/2025 from 12:00 PM to 2:00 PM

Garage: **Yes**  
 Garage Spaces: **4+**  
 Parking Features: **Detached, Garage Door Opener**  
 Fireplaces: **1**  
 Fireplace Features: **Hearth Room Fireplace, Wood Burning Fireplace, Masonry Fireplace, Living Room Fireplace**  
 Basement:  
 Foundation: **Crawl Block**

Room Information

Room Type	Dimensions	Level	Floors	Room Type	Dimensions	Level	Floors
<b>Kitchen</b>	<b>14x12</b>	<b>Main</b>	<b>Engineered Hardwood</b>	<b>Living Room</b>	<b>14x13</b>	<b>Main</b>	<b>Engineered Hardwood</b>
<b>Primary Bedroom</b>	<b>13x12</b>	<b>Main</b>	<b>Engineered Hardwood</b>	<b>Bedroom 2nd</b>	<b>12x11</b>	<b>Upper</b>	<b>Carpet</b>
<b>Bedroom 3rd</b>	<b>14x12</b>	<b>Upper</b>	<b>Hardwood</b>	<b>Dining Room</b>	<b>13x13</b>	<b>Main</b>	<b>Engineered Hardwood</b>
<b>Mud Room</b>	<b>10x08</b>	<b>Main</b>	<b>Engineered Hardwood</b>	<b>Laundry Room</b>	<b>08x08</b>	<b>Main</b>	<b>Engineered Hardwood</b>

Directions

**GPS Friendly**

Public Remarks

**Come check out this charming Bedford stone home in the heart of Acton. This home is full of character, space, and updates that make everyday living easy. Sitting on a large double lot, this 3-bedroom, 2.5-bath home offers 1,856 square feet of comfortable living space with a renovated kitchen, a handy mudroom with laundry, and a fenced-in yard perfect for pets, play, or outdoor gatherings. Outside, you'll find a large deck, and a spacious private patio perfect for relaxing and a covered front porch for slow mornings. Take advantage of the detached 4-car garage with plenty of room for tools, hobbies, or storage without any HOA rules to get in your way! There's also a half-circle gravel drive in front and extra parking near the garage and plen...**

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

**Sales will include 2 parcels. Each parcel has its own parcel number. 3001045 and 3001044. Please email all offers to Paul@SoldByPaulLinn.com. Acreage includes both parcels per tax records. Part of garage is on a separate meter. Title company to hold earnest money. Preliminary Title Work has been ordered through Chicago Title / Homebase. Showings begin Saturday after Open House**

Description

Condo Type:	Property Attached YN: <b>No</b>	Condo Descrip:	Common Walls:
Construction Materials: <b>Brick, Cedar, Stone</b>	Lifestyle:	Arch Style:	<b>Arts&amp;Crafts/Craftsman</b>
Primary Bedroom:	Primary Bathroom:	Porch:	<b>Covered Porch, Deck Main Level</b>
Appliances: <b>Dishwasher, Dryer, Garbage Disposal, Gas Water Heater, Microwave, Oven/Range-Gas, Refrigerator, Washer, Range Hood Fan Not Applicable</b>	Equipment:	Eating Area:	<b>Dining Combo/Kitchen, Dining Combo/Living Room</b>
Security Features:	Lot Info: <b>Corner, Irregular, Trees Mature, Wooded</b>	Interior Features:	<b>Hardwood Floors, Windows Wood, Wood Work Painted, Kitchen Eat In, High Speed Internet Avail, Skylights</b>
Waterfront:	Acres: <b>1/4-1/2 Acre</b>	Laundry Features:	
Road Frontage Type:		Accessibility Features:	
Lot Size: <b>6,600</b>		Exterior Features:	
		Fence Details:	<b>Fence Privacy</b>
		Private Pool:	
		Horse Amen:	<b>None</b>
			<b># of Acres: 0.43</b>

Utilities/Environmental

Utilities: **Cable Available, Gas Connected** Fuel:  
 Heating: **Forced Air, Gas, High Efficiency (90%+ AFUE)** Primary Wtr Source: **Private Well** Green Certificate: **No**  
 Cooling: **Central Electric** Primary Sewage Disp: **Municipal Sewer Connected**

Financial/Association Information

Possible Financing:  
Ownership Int:  
Fee Includes:  
Mgmt Co.:

Fee Paid:  
HOA Disclsr:

Fee Amnt:

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: **BESL01: Best Life Realty Group**

LAgt: **31180: Paul Linn**

Team:

CoAgt:

Insp/Warr:

Disc:

FHA Cert:

Ph:

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

Ph:

Listed: **06/26/2025**

Spec. List. Conditions:

Poss: **Negotiable**

Fax:

Entered: **06/26/2025**

TOM Dt:

WD:

XD: **12/25/2026**

Change: **06/26/2025**

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Prepared By: Paul Linn | Best Life Realty Group | 06/27/2025 04:39 PM