

**Active****4
Beds****3/0
Baths****2,334
SqFt****Built
1961**

Listing ID:	22088858
Property Type:	Residential
Subtype:	Single Family Residential
Transaction Type:	For Sale
Subdivision:	Brendon Park

List Price:	\$299,900
Orig. List Price:	\$299,900
List Date:	03/21/2026
DOM/CDOM:	1/1
County:	Marion

Directions

GPS Friendly

Public Remarks

New Roof ! Beautifully Updated Ranch on Spacious .60 Acre Lot in a Peaceful, Established Neighborhood. Discover an incredible opportunity to make this beautifully updated ranch your own! Nestled on a quiet, tree-lined street, this 2,400 sq. ft. home offers a perfect blend of modern updates and classic charm on a generous .60-acre lot surrounded by mature trees and well-kept homes. With over \$45,000 in recent improvements, you can move right in and enjoy the updates while adding your own personal touches over time. The renovated kitchen shines with new stainless steel appliances, a double oven, and fresh flooring-perfect for both everyday living and entertaining. The spacious lower level has been completely refreshed with new LVP flooring and features a large family room, plus a rare 4th bedroom and 3rd full bath-a true value at this price point. Upstairs, refinished hardwood floors flow through the main living areas and bedrooms, adding warmth and timeless appeal. The entire interior has been freshly painted, giving the home a crisp, move-in ready feel. Outside, the brick and stone exterior offers low-maintenance living, while the fully fenced backyard provides privacy and space for pets, play, or outdoor gatherings. This home offers quick access to I-465, Fort Harrison State Park, shopping, dining, and more-everything you need is just minutes away. Move-in ready and full of potential-this is the home you've been waiting for!

Private Remarks

The Brendon Park Civic Association was established in 1978 and are extremely involved in the community. You can review more about their work and achievements on their website at <https://brendon-park-civic-association.mailchimpsites.com>. Their efforts have been recognized at the city level by the Indianapolis Neighborhood Resource Center (INRC), Keeping Indianapolis Beautiful, United Way and more. They are passionate about maintaining and growing property values.

Listing Details

Area:	4904 - Marion - Lawrence
Legal Desc:	Brendon Park Add L40
Section/Lot Number:	/40
Beds:	4
Baths:	3/0
# Rooms:	10
Levels:	1 Level

Rooms/Level	FB	HB	BD	RM
Upper	0	0	0	0
Main	2	0	3	6
M/U Ttl	2	0	3	6
Basement	1	0	1	4
Total	3	0	4	10

School Dist:	Indianapolis Public Schools
Elementary School:	
Intermediate School:	
Middle School:	
High School:	
Main SqFt:	1,334
Upper SqFt:	0
Total Main & Upper SqFt:	1,334
Below Grade Area SqFt:	1,000
% Below Grade Finished:	100
Apprx Below Grade Finished SqFt:	1,000
Apprx Total Finished SqFt:	2,334
Total SqFt:	2,334
Garage SqFt:	440
Building Area Source:	Assessor

Property Overview

Exterior:	Brick, Stone
Exterior Features:	
Horse Amenities:	None

Lot Info:	
Lot Size:	26,267
Acres:	1/2-1 Acre

Arch Style:	Ranch	# of Acres:	0.60
Porch:	Open Patio, Porch Open	Waterfront Features:	
Fence:	Yes / Fence Full Rear	Private Pool:	
Foundation:	Basement Poured Concrete	Spa Features:	
Basement:	Yes / Egress Windows, Finished, Full, Storage Space	Interior Features:	Center Island, Hardwood Floors, High Speed Internet Avail, Windows Vinyl, Wood Work Stain/Painted
Areas:		Kitchen Features:	Kitchen Updated
Fireplace:	0	Eating Area:	Formal Dining Room
Fireplace Features:		Garage YN:	Yes
Laundry:		Garage Spaces:	2
Appliances:	Dishwasher, Garbage Disposal, Oven/Range-Electric, Refrigerator	Garage Parking Description:	
Equipment:	Smoke Alarm, Sump Pump	Garage Parking Other:	
Primary Bedroom:		Parking Features:	Attached
Primary Bathroom:	Shower Stall Full		
Security Features:			
Property Attached:	No	New Construction:	No

Rooms

Room	Dimensions	Level	Floors
Living Room	18x14	Main	Hardwood
Dining Room	18x14	Main	Hardwood
Kitchen	16x11	Main	Tile-Ceramic
Laundry Room	09x09	Basement	Other
Primary Bedroom	14x10	Main	Hardwood
Bedroom 2nd	12x10	Main	Hardwood
Bedroom 3rd	10x09	Main	Hardwood
Bedroom 4th	13x11	Basement	Laminated Hardwood
Bonus Room	15x11	Basement	Laminated Hardwood
Bonus Room	12x11	Basement	Laminated Hardwood

Utilities/Environmental

Heating:	Forced Air, Gas	Primary Water Source:	Municipal Water Connected
Cooling:	Central Electric	Primary Sewage Disp:	Municipal Sewer Connected
Fuel:		Solid Waste:	Yes
Utility Option:		Green Certificate:	No
Utilities:			

Tax/Association Information

Tax ID:	490711111047000401	Mgmt Co.:	Brendon Park Civic Association
Semi Tax:	\$1,780.00	Mgmt Phone:	(317) 662-4885
Tax Year Due:	2024	Fee Includes:	Mandatory Fee
Tax Exempt:	Homestead Tax Exemption	Fee Amount:	\$40
Low Maintenance Lifestyle Y/N:	No	Fee Paid:	Annually
Community Features:		Fee Includes:	
Association:	Yes	HOA Disclosure:	
		Amenities:	

Contact & Contract Information

List Type:	Exclusive Right to Sell	Possible Financing:	Conventional, FHA, Insured Conventional, VA
Listing Terms:		Inspection Warranties:	
Listing Date:	03/21/2026	Disclosures:	
Entered:	03/21/2026	Other Disclosures:	
Temp Off Mkt Date:		Possession:	At Closing, Negotiable
Withdrawn Date:			
Expiration Date:	09/18/2026		
Last Change Date:	03/21/2026		
List Agent:	Bradley Gough	List Office:	Coldwell Banker - Kaiser
List Agent Phone:	(317) 590-3571	List Office Phone:	(317) 844-1131
List Agent Email:	brad@btgough.com	List Office BLC ID:	CBKA01
List Agent BLC ID:	20412		
Co-List Agent:	Sumer Sharp		
Co-List Agent Phone:	(317) 514-6661		
Co-List Agent Email:	yourhomeexpertteam@gmail.com		
Co-List Agent BLC ID:	17140		
Contact Num 1 Type:		Contact Num 2 Type:	
Contact Num 1 Name:		Contact Num 2 Name:	
Contact Num 1 Phone:		Contact Num 2 Phone:	

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