



THE PRICE GROUP
SELL • BUY • BUILD • INVEST • CAREER

1240 Market Street

FOR MORE INFO IMMEDIATELY, TEXT 30646 TO 46835

Incredible Investment Opportunity!
Updates Inside and Out!



Visual Tour Online:
www.1240MarketStreet.com

Conveniently located on a corner lot, this home sits in the heart of Charlestown and boasts plenty of room for parking. Come check out this 2 bedroom, 1 full bath with a spacious backyard and tremendous potential. Throughout the years, this home has seen several updates. All new electric and plumbing were added in 2004. Windows, doors, and select flooring were improved in 2008, and just this year, a new roof was added.

An incredible investment opportunity awaits; contact us today for more information!

Features:

2 Bedrooms
1 Bath

760+ Finished
Square Feet

Investment
Opportunity

Updates
Throughout

kw LOUISVILLE
EAST
KELLERWILLIAMS.

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Louisville, KY 40223

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1240 Market Street, *Special Features*

2 Bedrooms | 1 Full Bath | 760+ Total Finished Square Feet

Incredible Investment Opportunity in the Heart of Charlestown!

Updates inside and out - New Siding, Windows, Roof and Gutters!

Property Features

- This charming home features new exterior siding and crisp, white trim highlighting the new windows
- Conveniently located on a corner lot, the spacious driveway offers plenty of room for additional parking
- Great opportunity to own in up-and-coming Charlestown!
- Home is surrounded by an expansive rear and side yard

Living Room

- As you enter the home note the glass front door
- Stunning finished flooring is carried throughout the main living area
- Foyer is serviced by a convenient coat closet
- Neutral color palette provides the perfect canvas for your new home!
- Large double-window with white trim provides plenty of natural light!
- Freshly painted white trim and baseboards give the home a crisp clean look
- Windows throughout the home have been replaced
- Living room provides access to the Kitchen and dining area

Kitchen

- Gleaming refinished hardwood flooring flows through the Kitchen
- The white cabinetry creates a clean look and provides plenty of storage space
- Kitchen provides access to the Laundry Room/Mud Room and backyard
- Extra space in the kitchen can be used as a dining area
- Open shelving and space above cabinetry is perfect for decorations or display

Full Bath

- This full bath offers a white pedestal sink and medicine cabinet with mirror
- Spacious tub/shower combination
- Bathroom window allows for plenty of natural light

Two Bedrooms

- The first bedroom features a neutral color palette, two windows and a closet
- The second bedroom hosts two windows with white trim and baseboards
- Closet provides additional storage

Laundry/ Mud Room

- Located off the Kitchen, the back room of the home leads to the backyard, and would function well as a mud room
- Space is complete with laundry hook ups and back door with windows, allowing natural light to fill the room and offering a great view of the backyard
- Ample cabinetry available for storage

Residential - Single Family Residence



List Number: 1490812
Address: 1240 Market St, Charlestown, IN 47111
Area: 13-Indiana
Sub Area: A
Total Living Area: 768
Basement: None
Total # Bedrooms: 2
Disclosure: Yes
Style: 1 Story

Status: Active
Above Grade Finished: 768
Total Baths: 1
Sqft - Total Unfin: 0
Nonconform SqFt Fin: 0
Nonconform SqFt UF: 0

Listing Price: 75,000
County: Clark
Subdivision: NONE
Baths - Full: 1
Baths - 1/2: 0
Age: 77
Year Built: 1940
Stories: 1



Open House Info:

Directions: Take the 2nd Street Bridge and follow I-65 N to Exit 9 Sellersburg. Follow until you reach Charlestown and turn left at the stop light. The home is located on the corner on the right hand side.

Conveniently located on a corner lot, this home sits in the heart of Charlestown and boasts plenty of room for parking. Come check out this 2 bedroom, 1 full bath with a spacious backyard and tremendous potential. Throughout the years, this home has seen several updates. All new electric and plumbing were added in 2004. Windows, doors, and select flooring were improved in 2008, and just this year, a new roof was added.

Room Name	Room Level	Width	Length	Room Remarks
Living Room	1st Floor	17	11	
Bedroom	1st Floor	11	10	
Bedroom	1st Floor	11	9	
Full Bath	1st Floor	8	4	
Laundry	1st Floor	11	6	
Kitchen	1st Floor	11	8	

	(Fin)	(UF)
AG	768	0
BG	0	0
NC	0	0
Total	768	0
SgFtSrc:	PVA	

Basement: None
Construction: Vinyl
Exterior: None
Foundation: Crawl Space
Heating/Cooling: Window/Wall Unit; Other
Garage/Parking: None
Roof: Shingle
Utilities: Electric; Public Water; Other
M Struct Flood Plain: No

Total # of Rooms: 5 **First Floor MBR:** Yes **Laundry Level:** 1st **# Closets Level 1:** 3 **# Fireplaces**

Lot SF Source: PVA

Acres: 0.26

Sold As-Is: No

HOA Y/N: No **HOA Fee:** \$0

Condo Features:

Farm Features:

City Tax: of record **County Tax:** of record **Deed Bk:** 0000 **Pg #:** 0000 **Block:** 0000 **Lot:** 0000 **Sub-Lot:** 0000

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Property address (number and street, city, state, and ZIP code)
 1240 Main Street, Charlestown, IN 47111

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: 1/2 _____ Years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the roof leak?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there present damage to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there more than one layer of shingles on the house?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, how many layers? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explain:
 This property has been in possession of my family for 3 generations. The house has been renovated inside and out. New shingles, siding, all but one new window, some new flooring and carpet, new gutters, etc.

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
 (Use additional pages, if necessary)

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any foundation problems with the structures?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any encroachments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any violations of zoning, building codes, or restrictive covenants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the present use a non-conforming use? Explain:			
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the access to your property via a private road?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via a public road?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via an easement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any structural problems with the building?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are there moisture and/or water problems in the basement, crawl space area, or any other area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there any damage due to wind, flood, termites, or rodents?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have any structures been treated for wood destroying insects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are the furnace/woodstove/chimney/flue all in working order?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the property in a flood plain?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Do you currently pay flood insurance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the property contain underground storage tank(s)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the homeowner a licensed real estate salesperson or broker?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any threatened or existing litigation regarding the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property located within one (1) mile of an airport?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller		Signature of Buyer	
Signature of Seller		Signature of Buyer	

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)		Signature of Seller (at closing)	
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Form #03.





LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
(SALES)
COMMERCIAL-INDUSTRIAL REAL ESTATE

1 **PROPERTY ADDRESS:** 1240 Market Street, Charlestown, IN 47111

2
3 **LEAD WARNING STATEMENT**

4 *Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that*
5 *such property may present exposure to lead from lead-based paint that may place young children at risk of developing*
6 *lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning*
7 *disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a*
8 *particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer*
9 *with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and*
10 *notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint*
11 *hazards is recommended prior to purchase.*

12
13 **SELLER'S DISCLOSURE**

14 (a.) Presence of lead-based paint and/or lead-based paint hazards: **(check (i) or (ii) below)**

15
16 (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____
17 _____
18 _____

19 (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

20
21
22 (b.) Records and reports available to the seller: **(check (i) or (ii) below)**

23 (i) Seller has provided the buyer with all available records and reports including *Seller's Residential Real Estate*
24 *Sales Disclosure* form, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the
25 housing (list and attach documents below): _____
26 _____
27 _____

28 (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

29
30 **BUYER'S ACKNOWLEDGMENT (initial)**

31 (c.) Buyer has received copies of all information listed above.

32 (d.) Buyer has received the pamphlet Protect Your Family From Lead In Your Home.

33 (e.) Buyer has **(check (i) or (ii) below):**

34 (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for
35 the presence of lead-based paint and/or lead-based paint hazards;

36 **OR**

37 (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
38 lead-based paint hazards.

39 **BROKER'S ACKNOWLEDGMENT (initial)**

40 (f.) Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard
41 Reduction Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance.
42 **(NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C. 25-34.1-10-6.8.)**
43
44

45 **CERTIFICATION OF ACCURACY**

46 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they
47 have provided is true and accurate.

48
49 This *Certification and Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be
50 deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this
51 *Certification and Acknowledgment* may be transmitted between them by facsimile machine. The parties intend that faxed

_____ (office use only)

52 signatures constitute original signatures and are binding on the parties. The original document shall be promptly executed
53 and/or delivered, if requested.
54

55
56
57
58 BUYER'S SIGNATURE DATE BUYER'S SIGNATURE DATE

59
60
61 PRINTED PRINTED

62
63
64 (AREA CODE) TELEPHONE NUMBER/FAX NUMBER (AREA CODE) TELEPHONE NUMBER/FAX NUMBER

65
66
67 BUYER'S ADDRESS FOR NOTICE PURPOSES

68
69
70 SELLER'S SIGNATURE DATE SELLER'S SIGNATURE DATE

71 Gabe Anderson (Power of Attorney)
72 PRINTED PRINTED

73
74 8122077999
75 (AREA CODE) TELEPHONE NUMBER/FAX NUMBER (AREA CODE) TELEPHONE NUMBER/FAX NUMBER

76
77
78
79 SELLER'S ADDRESS FOR NOTICE PURPOSES

80
81
82 SELLING BROKER DATE LISTING BROKER DATE

83



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_____ (office use only)