

# 301 Washington Avenue

Evansville, IN 47713



**Priced at \$119,900**

**301washington.iHouseNet.com**

For more pictures instantly: Text "8700770" To 79564

**4**  **3**  **3,446**  **2** 



**County:** Vanderburgh County **Year built:** 1894 **MLS Nbr:** 201638104

**Property type:** Single Family Home

Queen Anne Victorian home built in 1894 along historic Washington Ave. With a distinctive 3-story tower, this grand home offers 2 spacious 2-bedroom apartments with front and rear exterior access to each unit and separately metered utilities. This duplex is ideal for owner living in half while a tenant rents the other apartment, helping to pay the mortgage. Unit A (downstairs): 2 bedroom, 2 full baths features inlaid hardwood floors, 2 fireplaces, central heating and air, and covered side entrance under port-cochere. Unit B (upstairs): 2 bedroom, 1 bath features front and rear entrances, spacious bedrooms, period-details in bath, 2 fireplaces, and mix of carpet and hardwood flooring. Per seller: Some updated gas and plumbing, electrical, and blown-in insulation. Separate water heaters and breaker panels in basement, along with coin-operated laundry. Carriage house offers parking for 2 cars with other half available for storage. Walk-up to upstairs offers lots of

Information believed accurate, but not guaranteed. Equal housing opportunity.

## Agent Information



 **BERKSHIRE HATHAWAY** | Indiana Realty  
HomeServices

**Chris Austin**

Mobile 812-549-0731  
caustin@bhhsin.com

**Berkshire Hathaway HomeServices**