

# 6148 ROSSLYN AVENUE

## ADDITIONAL INFO

### *The Seller's Top 10 Favorite Things about the Home:*

1. The homey feel of the home!
2. Walkability to Broad Ripple Village for local restaurants, shopping, entertainment... Goodfellas Pizza has half price pizza on Mondays!
3. The layout – kitchen, dining and living room layout is great for the holidays!
4. Taking the dogs to Broad Ripple Park for a swim in the river, walk, or to play in the dog park!
5. Watching sports and having movie nights in the basement.
6. Enjoying the morning sun on the front porch.
7. The neighborhood/community – love being in Broad Ripple.
8. Access to the Monon Trail which you can use to bike all the way downtown or north to Carmel.
9. The charm of the home with the original hardwood floors and built ins bookshelves.
10. The all brick exterior, ample storage, so much more!

### *Recent Interior & Exterior Improvements:*

- Microwave – 2024
- HVAC Ducts Cleaned – 2023
- Dryer Vent Cleaned - 2023
- Water Heater- December 2022
- Roof – 2020
- Kitchen Light Fixture
- Bathtub Faucet

### *Inclusions:*

- All Ceiling Fans & Light Fixtures
- All Window Coverings
- All Kitchen Appliances, Water Softener, & Porch Swing

