

# **1718 Milburn St. Features and Amenities**

## **Area Amenities:**

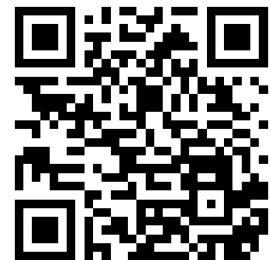
Popular Riverside Community, located on the Near-West Side  
Across from green space and the pedestrian bridge over Fall Creek  
Easy access to the Fall Creek Trail, part of the Indy Rails to Trails plan  
Walking distance to the Guggman Haus Brewery  
Close to 16 Tech, the AMP food court, and Tinker Coffee  
Near Riverside Park and Amphitheater, the IMA and Newfields  
Near Speedway indoor go-carts, restaurants and social hangouts  
Near the new IU Health downtown hospital  
Minutes to Indiana University Indianapolis and Purdue University Indianapolis

## **Exterior Amenities:**

Covered front porch plus a 15x10 covered upper rear balcony  
Cement composite siding and dimensional shingles  
Privacy fenced backyard  
2 car detached garage with electric opener and keyless entry

## **Interior Amenities:**

4 bedrooms, 2.5 bathrooms  
10' ceilings and lots of natural light on the main level  
Vinyl plank flooring in the living areas and the Owner's Bedroom  
Main level Owner's Suite featuring a walk-in closet with built-in organizers  
The Owner's bathroom includes double sinks and a large tile shower  
An electric fireplace and trim details accent the living room  
The open kitchen offers a large center island and breakfast bar  
Soft close cabinetry including a pull out trash bin  
Quartz countertops, tile backsplash, and stainless steel appliances  
Solid wood staircase  
The upstairs loft provides flexible living space  
Nice hall bathroom with tile surround and tile flooring



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