

1051 N Hamilton Ave. Features and Amenities

Area Amenities:

Windsor Park; Among Indy's great Near East Side Communities

Enjoy many nearby Indy Parks, including Highland Park, Brookside Park, and Willard Park featuring an aquatic center and splash pad

Near the redeveloped CCIC offering a variety of amenities www.circlecityind.com

So much to offer nearby, 10th Street Diner, Futuro Pizza, Ash & Elm Hard Cider, 18th Street Brewery and Taproom, and Tick Tock Lounge

Close to Paramount Charter School and Brookside School 54

Near the Lift Indy E. 10th Street Redevelopment Corridor, Targeted for \$3.5M in grant funds over the next few years

Easy access to Downtown Indy, the Cultural Trail, and the Mono Trail

Exterior Amenities:

New roof, gutters, and windows

Newly constructed 2 car garage

New privacy fenced backyard

Large covered front porch and new back deck

Refurbished wood exterior and fresh paint

Repurposed original front door

Some new concrete walkways

Interior Amenities:

Down-to-the-studs renovation

All new drywall, doors, and trim

High ceilings and lots of windows to let in the natural light

Open kitchen with lots of seating around the breakfast bar and center island

New cabinets with crown molding, tile backsplash, and quartz countertops

Tons of kitchen cabinets and a deep basin sink with goose neck faucet

Brand new stainless steel appliances included

Both bathrooms are all new with nice fixtures, tiled surrounds & tiled flooring

New waterproof laminate flooring throughout

All new lighting, outlets, and light switches

Mini blinds included

New insulation on exterior walls and in the attic

New electrical service drop and 200 AMP main panel

All new wiring, PEX and PVC plumbing

Unfinished basement is great for storage and storm shelter

New furnace, AC, ductwork, and water heater



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