

 **8301 Reef Ct | Indianapolis, IN 46239**  
**5 Beds | 4.5 Baths | Lakefront | Nearly 1 Acre**

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## **Key Features & Recent Updates**

### **Outdoor Kitchen & Entertaining**

- Hard-piped gas grill (connected to natural gas)
  - Sink & water fountain
- Ambient lighting & ceiling fan with light
- Stainless steel storage cabinets & garbage pullout
  - Outdoor natural gas fireplace
  - New limestone ledge

### **Outdoor Living**

- Freshly sealed custom stone patio (Spring 2025)
  - Newly stained pergola
  - Brick retaining wall
- Professionally landscaped backyard
  - Lakeside firepit
  - Deeded dock with boat lift
  - Stone patio walkway installed
  - Driveway sealed (Spring 2025)

### **Mechanical & Structural**

- Two programmable HVAC systems (2023 & 2024)
  - Tankless gas water heater (2023)
- Roof ~3.5 years old w/ 3 new skylights
  - All-brick chimney (2023)
  - Gutter guards (~3.5 years old)
- Submersible lift station sump pump w/ alarm (2021)









### **Interior & Exterior Highlights**

- Two fireplaces:
  - Main floor: see-through gas
  - Lower level: wood-burning w/ gas starter
- New wood-look tile in basement
- New carpet in basement bedrooms & stairs
  - 3 remodeled bathrooms
- Fresh interior paint (Spring 2025)
- Fresh exterior paint (Fall 2024)

- Most windows recently replaced
  - Newer kitchen fridge
- 2 new JennAir burners w/ grill available in kitchen
  - Newer washer & dryer
- Arhaus mirror in great room stays

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### **Nearby Private Schools**

- **St. Simon the Apostle School**  
Preschool–8 | [school.saintsimon.org](http://school.saintsimon.org)  
 8155 Oaklandon Rd |  (317) 826-6000
- **Bishop Chatard High School**  
Grades 9–12 | [bishopchatard.org](http://bishopchatard.org)  
 5885 Crittenden Ave |  (317) 251-1451
- **Cathedral High School**  
Grades 9–12 | Strong academic & extracurricular programs  
 5225 E 56th St
- **Heritage Christian School**  
Grades Pre-K–12 | Christian, college-prep education  
 6401 E 75th St
- **St. Richard's Episcopal School**  
Grades Pre-K–8 | Focus on academics & character  
 33 E 33rd St
- **Park Tudor School**  
Grades Pre-K–12 | Rigorous academics & enrichment  
 7200 N College Ave



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### **HOA Amenities**

- Security patrol
- Snow removal
- Common area maintenance

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