

# 3626 Katelyn Way Features and Amenities

## Area Amenities:

Saddlebrook Golf Course Community

Near Northwestway Park, Newfields, the Children's Museum, & Eagle Creek Park

Convenient to I-65 and I-465

A short drive to Downtown Indy

## Exterior Amenities:

2018 new triple-pane windows and sliding patio

2019 exterior wood trim was repainted

Screened back porch and new wood deck

Large, fenced backyard overlooking a wooded common area

2 car attached garage offering pull-down stairs for additional storage

Dimensional shingles were installed in 2012

Large picture windows with wonderful nature views

## Interior Amenities:

3 bedrooms plus a loft for additional living space

2.5 bathrooms

Private office with French doors and extra high ceilings

Hardwood floors on the main level

Double landing staircase + wood spindles that accent the staircase and loft

Updated kitchen with granite countertops, center island, breakfast bar, and pantry

Stainless steel kitchen appliances plus washer and dryer are included

Double sided fireplace with gas starter, mantel and hearth

Formal dining room offering a south-facing window seat

The laundry room features a window, utility sink, and tile flooring

Tray ceiling and large walk-in closet in the Owner's Bedroom

Garden tub, separate shower, double vanity sink and tile flooring

Hall bathroom with a skylight, ceramic tile flooring, and double vanity sink

The loft with high ceiling provides a bright and airy bonus room

Curtains and blinds are included, except for the draperies in the loft

2018 replaced ceiling fans

Unfinished basement providing a huge 37x15 open space

2019 installed new sump pump with battery back-up

Dehumidifier in basement and a radon mitigation system is included

Free-standing shelving systems in the basement and garage are included

2024 new water softener

2020 new AC, high efficiency gas furnace, and smart thermostat

Scan for virtual tour →

