

# **1952 Lawrence St. Features and Amenities**

## **Area Amenities:**

Across the street from a grassy park with a playground and sports area

Bike to the Monon Trail and several other parks

Lots do to nearby at the 16<sup>th</sup> Street Corridor, Mass Ave, and Factory Arts District

Near restaurants, coffee, fitness, a brewery and distillery

## **Exterior Amenities:**

Upgraded siding

Finished 2 car attached garage

Upper balcony overlooking the park and playground

Concrete patio and a privacy fenced backyard

## **Interior Amenities:**

3 bedrooms, 2.5 bathrooms plus a main level office

Lots of recessed lighting, natural light, and an open floorplan on the main level

Large open kitchen featuring granite tops, a tile backsplash, pantry, island, and a breakfast bar

Soft close cabinets with crown molding

Stainless steel kitchen appliances included

Wood staircase featuring upgraded railing and black metal spindles

Large bedrooms including ceilings fans and generous size closets

Owner's bathroom offers a double vanity sink, large tiled shower, & tile flooring

The 2<sup>nd</sup> bathroom features tile flooring and tub surround

Upstairs landing area leads to the upper balcony

Upstairs laundry room with a window

2" mini blinds included



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