

# 1814 Orleans St. Features and Amenities

## Area Amenities:

Bates-Hendricks Neighborhood [www.BatesHendricks.org](http://www.BatesHendricks.org)

Active neighborhood association with neighbors who care about their community Just a bike ride or walk away from great eats and attractions in downtown Indy, without being in the middle of the hustle and bustle

Near Fountain Square: [www.discoverfountainsquare.com](http://www.discoverfountainsquare.com)

Explore nearby Garfield Park: [www.visitindy.com/indianapolis-garfield-park](http://www.visitindy.com/indianapolis-garfield-park)

Walk to the Lincoln Center, Pubs, and Eateries in Bates-Hendricks

## Exterior Amenities:

New roof, gutters, windows, cement composite siding, and exterior doors

Covered front porch, plus a 25x10 paver patio

Large backyard with a new cedar privacy fence

Sturdy 2 car detached garage built of cinder block

## Interior Amenities:

Over 2400 square feet of living space offering 4 bedrooms and 3 full bathrooms

Down to the studs remodel with all new drywall, insulation, plumbing, & electrical

All new waterproof laminate flooring, lighting, doors, and trim

9' ceilings, open living space, and wainscoting compliment on the main level

Upgraded soft-close maple kitchen cabinets with dove-tail construction, 42" upper cabinets with crown molding, brushed nickel pulls, farm sink and sprayer faucet

Granite tops and tile backsplash

Gather around the 4'x8' kitchen island with lots of room for seating

All new stainless steel kitchen appliances included

Exhaust hood vents to the exterior

Large pantry and lots of closet space throughout

3 upgraded full bathrooms with floating vanities, nice fixtures, & custom tile work

Main level guest suite provides 2 closets and a large tiled walk-in shower

Owner's suite offers vaulted ceilings, a ceiling fan, sitting room, tiled shower, and a walk-in closet

Upstairs laundry room with utility sink included

Unfinished basement for mechanicals, storage space, and storm shelter

New 200 AMP electrical service and all new wiring

New PEX and PVC Plumbing

2" mini blinds included



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