

322 Sanders St. Features and Amenities

Area Amenities:

- Bates-Hendricks Neighborhood 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
- Explore nearby Garfield Park: www.visitindy.com/indianapolis-garfield-park
- Walk to the Lincoln Center, Pubs, and Eateries in Bates-Hendricks

Exterior Amenities:

- Recently painted exterior trim and front porch
- Wrap around covered front porch
- Large concrete back patio
- 1 car detached garage
- New exterior lighting
- Vinyl thermal windows
- Fenced backyard

Interior Amenities:

- 4 bedrooms, 3 full bathrooms, plus a large Rec Room on the 3rd level
- A great value offering around 3000/SF of living space
- New interior lighting, including ceiling fans with remotes in the bedrooms
- Updated doors and doorknobs
- Fresh paint and new carpet upstairs
- New vinyl plank flooring and high ceilings on the main level
- Renovated kitchen offering painted cabinetry with crown molding
- New kitchen countertops, sink, faucet, and tile backsplash
- Stainless steel kitchen appliances included
- Front load LG washer and dryer and new countertop
- Walk in closet in primary bedroom
- Updated furnace and new AC
- New ductless mini split added for the 3rd level
- Updated 200 AMP electrical service
- Unfinished basement for additional storage space



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