

# 3315 Graceland Ave. Features and Amenities

## Area Amenities:

This Mid-Town Location is close to Downtown Amenities, Mapleton-Fall Creek, Broad Ripple, and Meridian Kessler

Crown Hill is a hot spot for cyclists, dog walking, and runners

Near Riverside Park, Newfields, the Children's Museum, and the Fall Creek Trail

Rivera Group is about to start 2 more homes within eye sight on Capital Ave

## Exterior Amenities:

2019 this house was reconstructed and thoroughly restored inside and out

3 story house provides flexible living space and room to spread out

Large covered front porch with Craftsman columns

Upper balcony off the Primary Suite with electricity

Upgraded front door with transom window and sidelights

Cement composite siding

Fenced front yard and privacy fenced backyard

Basketball court in the back yard is included

Carriage house with Studio ADU with separate entrance that could be a home office, and income producing property, or additional living space to the main house

The ADU includes a kitchenette with Quartz countertops and a dishwasher.

Concrete pad for additional parking spot next to the garage

## Interior Amenities:

2019 fully redesigned with high-end features and improvements throughout

Solid hardwood flooring on the main level

Wood staircase with Craftsman style handrail and metal spindles

Coffered 9' ceiling and trim detail accent wall on the main level

Huge living room with electric fireplace

Upgraded trim throughout the house, including window trim and tall baseboards

Large open kitchen with Quartz countertop and waterfall edge at the breakfast bar

The pantry and additional cabinetry under the breakfast bar provide ample storage

Built-in bench and family organizer by the back door

Built-in speakers for home audio

Main level office with sliding barn doors could also be a main level guest suite

Full bathroom with tiled walk-in shower on main level

Large loft on the 2<sup>nd</sup> level for additional living space

All updated plumbing and electrical including a 200 AMP main panel

Updated lighting throughout

Hall bathroom with double vanity sink, jetted tub, tiled flooring and tub surround with shampoo niche

Primary bedroom features a raised ceiling and a private balcony

Luxury primary bathroom provides a large tiled shower, free-standing soaker tub, tiled flooring, and a double vanity

Integrated ethernet system and (Unifi) WIFI signal boosters

Security system included

Dual HVAC system

R/O drinking water system

The Carriage House Studio has a kitchen, bathroom, and it's own HVAC system

Scan for virtual tour →

