

1333 Walston Court, Indianapolis

NO HOA!

HOME IMPROVEMENTS

2016

New windows- all but the bow window in the Living Room

2019

New roof

New shed and fencing

New washer & dryer

New refrigerator

2020

New furnace and air handler

2021

New water heater

2022

New AC unit

New exterior siding

2026

New luxury vinyl plank flooring throughout the main level

New quartz countertops, subway tile backsplash, farmhouse style sink, and garbage disposal

New dishwasher

New cooktop/oven

Installed (2) new toilets and vanity cabinets – in Half Bath & Hall Bath upstairs

UTILITIES

Electric: AES	317-261-8222	\$200/month avg
Cable & Internet: AT&T	800-331-0500	contact for current pricing
Sewer & Water: Citizens Energy	317-924-3310	\$100/month avg
Trash: LRS recycle	317-245-4444	no charge for trash

NOTE: Trash day is Monday. Recycling is not included.

WHAT WE LOVE ABOUT OUR HOME

Swing on the front porch

Bow windows in formal Living Room

Formal Dining Room to entertain

Remodeled Kitchen with great view of the back yard

Spacious private backyard with woods

Cozy fireplace

Space in between houses

Homes are not cookie cutter

Convenient! Less than 5min drive to shops at strip mall; Minutes to St. Vincent's hospital on 86th Street. Around 10-15 minutes to popular dining & shopping destinations like Nora & Keystone at the Crossing

Easy commute to downtown Indy

North Central Schools. Very close to private schools such as: Brebeuf & Park Tudor

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