

# **1444 Wallace Ave. Features and Amenities**

## **Area Amenities:**

The Little Flower Neighborhood is a vibrant Near East Side Community

[www.littleflowerindy.org](http://www.littleflowerindy.org)

Near Ellenberger Park, Pogue's Run Art & Nature Park and Brookside Park

Easy Access to I-70, I-65, and I-465

Minutes to Mass Ave and the Monon Trail

Explore the Factory Arts District, breweries, and great restaurants nearby

## **Exterior Amenities:**

New roof and windows

New siding on the garage and front of the house

Freshly painted exterior

1 car detached garage is being sold as-is

Reconstructed back deck and new railing

Fenced backyard is great for pets

Covered front porch

New mailbox, address numbers, and exterior lighting

## **Interior Amenities:**

Vaulted ceiling and an exposed brick chimney enhances the main living space

Refinished hardwood flooring on the main level

New kitchen including upgraded cabinetry with crown molding, tile backsplash, and granite countertops

Stainless steel appliances included

New bathroom featuring ceramic tile flooring and tub surround

New light fixtures, light switches, outlets, and doorknobs

2" mini blinds included

The basement includes a partially finished bonus room

Scan for virtual tour →

