

# 1523 Harlan St. Features and Amenities

## Area Amenities:

Surrounded by great neighborhoods, including Fountain Square, Bates-Hendricks, Twin-Aire, and Garfield Park

Near local eateries, breweries, shopping, and convenience stores

Enjoy Garfield Park, a 128 acre park that is the oldest city park in Indy, offering a conservatory, a sunken garden, biking paths, and swimming pool [www.garfieldparkindy.com](http://www.garfieldparkindy.com)

## Exterior Amenities:

Expansive front porch and upper balcony

Cement composite siding and cedar accents

Black double hung windows

Finished, attached garage with electric opener

A wood fence around the front yard and back of the property will be installed

## Interior Amenities:

New construction, including a builder warranty

Open living space

Built-in bench with cubbies, coat hooks, and cabinetry right by the front door

Stunning kitchen with huge center island with breakfast bar, gray cabinetry, Quartz countertops, and a tile backsplash

Stainless steel appliances included

Large pantry

Upstairs loft with access to the balcony is great for entertaining

Owner's suite with balcony access

Owner's bathroom features double vanity and a tile shower with glass door

Lots of recessed lighting, black outlets, and paddle switches throughout

Vinyl plank flooring throughout both levels

Front load washer and dryer included, plus additional cabinetry in laundry room

Secret pet nook under the stairs

Window blinds included

All electric, no gas bill



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