

# 1238 Burdsal Pkwy Features and Amenities

## Area Amenities:

Popular Riverside Community, great for an active and connected lifestyle  
Steps away from Riverside Regional Park, the Amphitheater, & Golf Courses  
Easy access to the Fall Creek Trail, White River Trail, and The Canal Towpath  
These greenways will connect you to downtown, Newfields, and Broad Ripple  
Rent canoes and kayaks at Frank's Paddlesports Livery  
Walking distance to the Guggman Haus Brewery and Coffee Shop  
Close to 16 Tech, the AMP food court, and Tinker Coffee  
Check out [www.kuntzstadium.com](http://www.kuntzstadium.com) for more fun in the community!  
Near the new IU Health downtown hospital, the IMA and Newfields  
Minutes to Purdue, Indiana, and Marion Universities in Indianapolis  
Near Speedway indoor go-carts, restaurants and social hangouts

## Exterior Amenities:

Cement composite siding and dimensional shingles  
Covered front porch with cobblestone accent foundation  
Large wood deck and a cedar privacy fenced backyard  
2 car garage with electric opener  
The grass in the yard has already been established

## Interior Amenities:

4 bedrooms, 3 full bathrooms  
Unfinished basement with 9' ceiling and egress window  
Kitchen with granite tops, tile backsplash, and soft close cabinetry  
Dark gray cabinetry with crown molding, plus a farm sink  
Black stainless steel kitchen appliances  
Kitchen pantry and breakfast bar  
9' ceilings on the main level  
Guest suite on main level that could also be a great office  
Oak staircase  
Recessed lighting throughout, and ceiling fans in each bedroom  
Tiled surrounds, tiled flooring, and granite tops in each bathroom  
Large owner's suite with cathedral ceiling and walk-in closet  
Luxury primary bathroom featuring a tiled walk-in shower with 2 shower heads, a double vanity with granite tops, and a separate water closet  
All 4 bedrooms are en-suite  
Upstairs laundry room  
The basement upgrade was a \$40k build cost  
Basement has additional 144/SF safe room/extra storage space under the porch  
Poured concrete walls with a sump pump and waterproofing system, 9' ceilings, egress window, and plumbing rough-in for a full bathroom in the basement  
Central AC, High efficiency furnace, high efficiency tankless water heater  
Water softener included

Scan for virtual tour →

