

6144 BURLEIGH PLACE, NOBLESVILLE, IN 46062

4 BD | 4.5 BA | 5,200 SQ. FT

OFFERED AT

**\$625,000**

# JUST LISTED

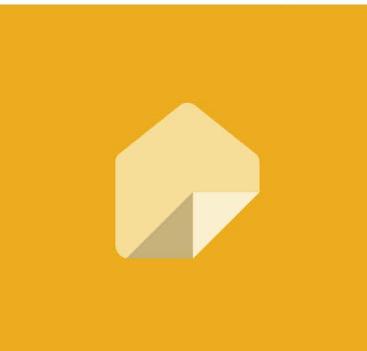
Show stopping 4 bedroom, 4.5 bath, finished basement, 5200 sq/ft Ranch with guest loft in the sought-after Lochaven neighborhood, all within walking distance to Dillon Park! Wow your guests with the open concept floor plan featuring vaulted ceilings, rounded archways, and slate tiled floors in the main living areas. Entertain easily in the large kitchen which includes custom cabinetry, stainless steel appliances, and oversized island, opening directly to the living room with cathedral ceiling, fireplace and built-in bookshelves. The sunny primary suite features tray ceilings, large bay windows, soaking tub, dual vanities, and two walk in closets. Upstairs loft offers a living area, bedroom, and full bathroom, ideal for teens, guests or home office. Finished basement provides a large entertaining space with a custom wet bar, full size pool table (w/ping-pong topper), exercise room, and full bathroom. Enjoy music or the big game on the dual zone, built-in speaker system throughout the home. The fully fenced backyard includes a stamped concrete patio. Meticulously maintained, the home also has brand new carpet and fresh paint in the entire house. With its prime Lochaven location, proximity to Dillon Park, flexible living spaces, and high-end custom finishes throughout, this is a home that truly stands apart and must be seen to be fully appreciated! Furnace, AC, Whole-house Humidifier all new summer 2024.

4  
BED



4.5  
BATH

5,200  
SQ. FT.



Funkhouser  
Liszak Team

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DISCLAIMER: The information deemed reliable but not guaranteed.





## AREA REPORT



## VERY CONVENIENT

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within 1 mile.

GROCERIES 0.3 MI	ATM 0.3 MI	PHARMACY 0.3 MI
COFFEE 0.4 MI	CLEANERS 0.4 MI	GYM 0.4 MI
MEDICAL 1.4 MI	GAS 2.7 MI	MOVIE THEATER 3 MI

MOST SERVICES WITHIN

1  
MILE

## SCHOOL REPORT



## SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also **15** private schools and **4** charter schools within **5** miles.

8 RATING	K-5 NOBLE CROSSING ELEMENTARY SCHOOL ASSIGNED	9 RATING	6-8 NOBLESVILLE WEST MIDDLE SCHOOL ASSIGNED
8 RATING	9-12 NOBLESVILLE HIGH SCHOOL ASSIGNED		



## OUTDOOR REPORT



## THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

## POPULAR

PARK BRIDGEWATER PARKS (1.5 MILES)	GOLF COURSE PRAIRIE VIEW GOLF CLUB (2.2 MILES)
HIKING MONON TRAIL AT 106 ST (5.9 MILES)	LAKE LAKE KESSLERWOOD (10.0 MILES)



## FOOD REPORT



## NEIGHBORHOOD EATS

This home is located near **79** moderately priced restaurants and has an **average** variety of cuisines.

## BY CATEGORY

AMERICAN	20	ITALIAN	5
PIZZA	12	INTERNATIONAL	4
FAST FOOD	10	ASIAN	4
MEXICAN	6	BARS	3
CAFES, COFFEE AND TEA	5	OTHER	12

87



WITHIN 5 MILES

