

7265 Sycamore Run Dr. Features and Amenities

Area Amenities:

- Very convenient location with easy access to all kinds of shopping and restaurants -A few minutes to I-65 and I-465
- Just 10 minutes to Downtown Indy or Greenwood
- Highly-rated Franklin Township Schools www.ftcsc.org

Exterior Amenities:

- Private lot backs up to green space and a walking trail
- All new windows (2017)
- Irrigation system (2012) with Wi-Fi controller (2020)
- Brick front exterior
- Fenced backyard and professional landscaping and hardscaping (2022)
- Expansive stamped concrete patio
- Ring alarm system (2019) including doorbell and garage camera (2023)
- 4 exterior cameras are included
- Smart landscape lighting (2023)
- 2 car attached garage with electric opener and keypad entry

Interior Amenities:

- 4 bedrooms with walk-in closets, 3.5 bathrooms
- New LVP flooring on main (2024)
- Full upscale kitchen renovation (2014)
- Custom, full overlay soft close maple cabinets that extend to the ceiling
- Undermount cabinet lighting and tile backsplash
- Center island with wine fridge and breakfast bar
- Stainless steel kitchen appliances
- New refrigerator (2024)
- Wood burning fireplace
- 9' ceilings on the main level and tall windows allow lots of natural light
- Owner's bathroom renovation (2024) featuring a 9' custom tiled shower with frameless glass door, shampoo niche, double vanity sink, and ceramic tile flooring
- Guest bathroom renovation (2024) including a herring bone tile surround, shampoo niche, new vanity, and ceramic tile flooring
- Vaulted ceiling in the spacious Owner's bedroom
- Upstairs loft offers many practical uses
- 3rd bedroom features built-in desk, cabinetry, and window seat with storage
- Added recessed lighting in all the bedrooms and the loft
- Updated light fixtures and doorknobs
- All mini blinds are included

- Finished the basement (2010), added full bathroom with custom tiled walk-in shower, stone accent wall, and custom built wet bar with premium granite, a refrigerator, and onyx niche accents. Bar TV can be included.
- Home theater projector and a 96" projector screen included, 4 built in speakers, and prewired for 5.1 surround sound
- Dual zone HVAC with humidifier
- Radon system included
- New water heater (2022)
- Water softener (2024)

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