



**Property Address** 6211 E. 55<sup>th</sup> Place, Indianapolis, In 46226

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**Recent Major Improvements (Over \$60,000 in Upgrades)**

- New Roof to be installed by Bone Dry Roofing at the end of November
- Fully refinished lower level — Professionally repaired and refinished in 2024 with a *brand-new sewer line, new sump pump, and waterproofing system*, offering peace of mind and a fresh, inviting space for entertaining, guests, or recreation.
- New mechanical systems — Enjoy the comfort of a *new furnace and A/C (2024)* and updated plumbing, giving buyers long-term confidence.
- Modern kitchen upgrades — Includes *new stainless steel appliances, double oven, and updated flooring (2023)*. A perfect mix of functionality and style for home chefs.
- Freshly painted interior throughout — Move right in with a clean, modern aesthetic.
- Warm refinished hardwood floors — Gleaming wood floors add timeless elegance and durability to the main living spaces.
- Spacious layout — Thoughtfully designed floor plan with generous living and dining areas, and a rare *third full bathroom* for added convenience.
- Outdoor appeal — Freshly landscaped yard, pressure-washed exterior, and fenced backyard create a welcoming and private setting for gatherings or relaxation.

**Summary of recent renovations**

- New Roof to be installed late November (2025)
- New HVAC system (2024)
- Sewer line replacement (2024)
- Sump pump installation (2024)
- Basement refinishing and waterproofing (2024)
- Full interior paint (2025)
- Kitchen appliances & flooring (2023)
- Professional landscaping & power washing (2025)



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