



Property Address 6211 E. 55th Place, Indianapolis, In 46226

Listing Agent - Brad Gough mobile: (317) 590-3571 email: brad@btgough.com

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

- **New Roof installed by Bone Dry Roofing – November 2025**
- **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

- **Radon Mitigation System & 2 Dehumidifiers Installed (2026)**
- **New Roof installed (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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All information is deemed reliable, but not guaranteed.