



# 7240 FITCH AVE

## "On The River"

# \$195,000

## BLC# 21025962



Good sized Two Story Home on White River and close to Broad Ripple. Lots of real hardwood floors. Living Room with Dining El, Sun Room with Informal Dining, Galley Kitchen with Electric Range, Microwave, Refrigerator and Breakfast Area. Second floor Master Suite is large enough for a sitting area, an exercise area or a 24/7 party room, Master Bath features a large garden tub with jets, Skylight, Walk-in Closet. First floor Half Bath/Laundry Room includes Washer and Dryer. Sun Room opens to large raised Deck overlooking White River. Large picnic area and a **Boat Dock on the River**. Two car detached garage. Extra Storage under the house. Washington Township Schools.



Updates include HVAC in 2004, Roof in 2007, remodeled Master Bath with jetted tub, fresh interior paint, vinyl thermal windows.



**One Year HMS Home Warranty** is provided to Buyer: covers heating, cooling, plumbing, electrical, and all appliances with \$100 deductible. Buyer can renew this exceptional plan annually.

- 2,256 Sq Ft Living Area
- Efficient Gas Heat, C/A
- Semi Tax = \$575.00
- Flood Insurance = \$895.00
- SPECIAL FINANCING!

Living Room	23x13	Master	32x19
Sun Room	26x11	Bdrm 2	12x12
Kitchen	17x08	Bdrm 3	11x11
Den	09x08	Laundry	06x06
Bonus Room	09x09	2 1/2 Baths	



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