

1755 Sandpiper Drive

WEST LAFAYETTE, INDIANA · $295,000 · MLS 202645568 · THE HOME BOOK

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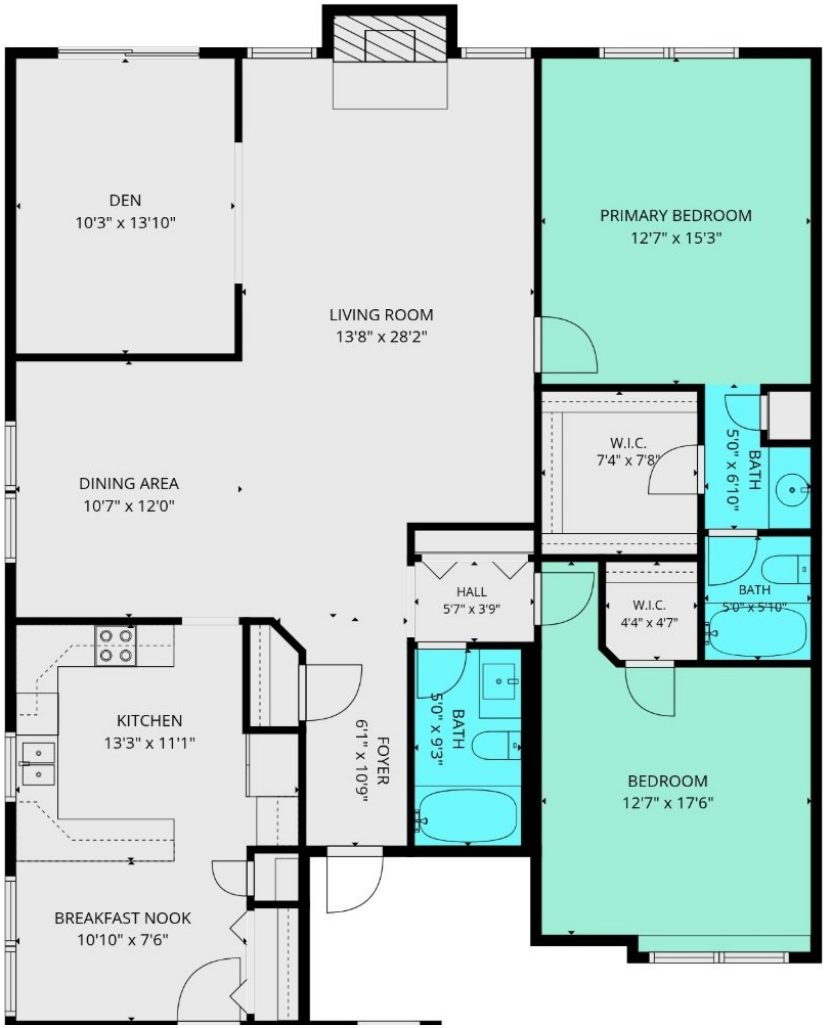
The floor plan

MAIN LEVEL (GARAGE BELOW THE KITCHEN AND NOOK)



ROOM SIZES

Living room	Main	13'8" x 28'2"
Den	Main	10'3" x 13'10"
Dining area	Main	10'7" x 12'0"
Kitchen	Main	13'3" x 11'1"
Breakfast nook	Main	10'10" x 7'6"
Foyer	Main	6'1" x 10'9"
Primary bedroom	Main	12'7" x 15'3"
Primary closet	Main	7'4" x 7'8"
Second bedroom	Main	12'7" x 17'6"
Garage	Main	19'5" x 22'0"

Measured with the Cubicasa app, deemed reliable but not guaranteed.
The plan measures 1,630 sq. ft.; the MLS lists 1,626.

LIVING ROOM



LIVING ROOM



LIVING ROOM AND DEN OPENING



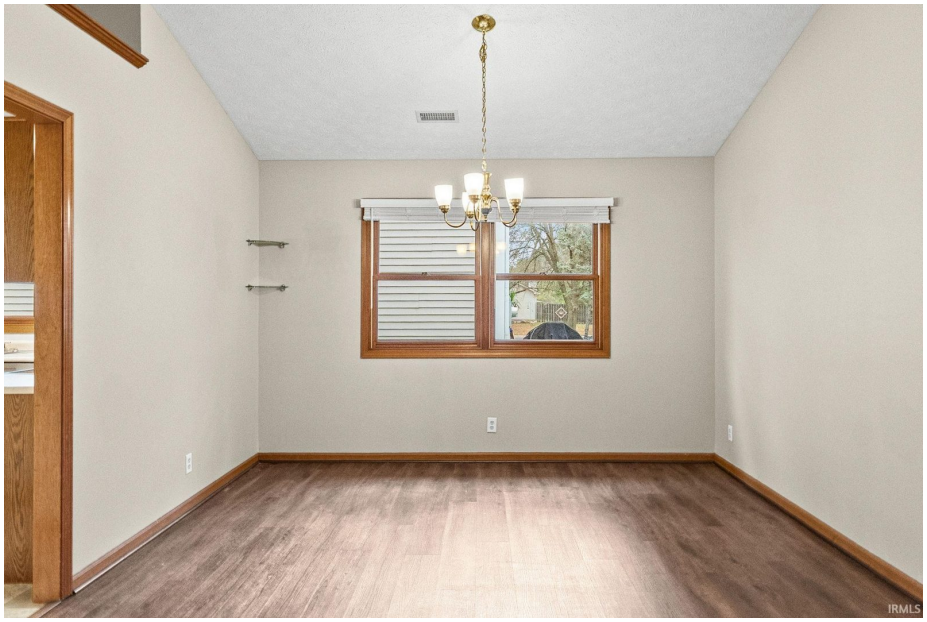
FIREPLACE



TOWARD THE DINING AREA



DINING AREA



DINING AREA



KITCHEN



KITCHEN



KITCHEN



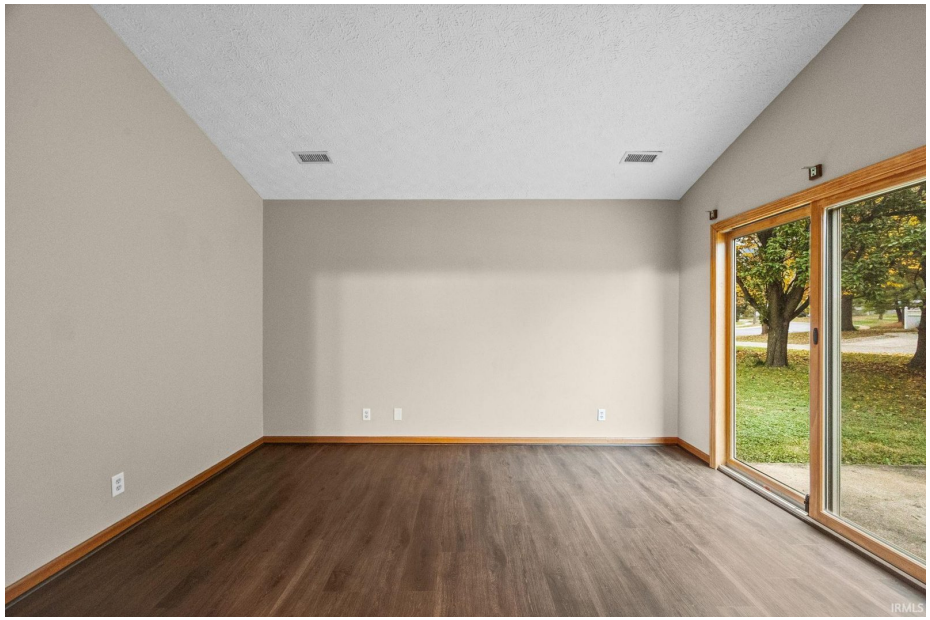
KITCHEN AND PANTRY



BREAKFAST NOOK



FOYER



DEN



DEN AND SLIDER



PRIMARY BEDROOM



PRIMARY BEDROOM



PRIMARY BATH



PRIMARY WALK-IN CLOSET



SECOND BEDROOM



SECOND BEDROOM



SECOND FULL BATH



FRONT



BACK PATIO



BACKYARD

How the house lives

Everything you use day to day is on one floor: kitchen, laundry, both bedrooms, both baths, and the door to the garage.

The bedrooms sit on the far side of the living room from the kitchen and garage, so early mornings and late nights in the kitchen stay on their own side of the house.

The living room is 28 feet long. That is room for a seating group at the fireplace end and a reading corner or desk by the den opening.

The den opens to the living room with a wide cased opening, not a door, so as an office it stays part of the main room. The new slider makes it the way out to the patio.

The second bedroom is the bigger one, 17 and a half feet long with a window seat. It works as a guest room with space left over for a desk or a reading chair.

Recent updates: furnace, air conditioning, water heater, water softener, garage door, front door, back slider, new counters in the second bath, fresh paint and LVP floors throughout.



To see it: call or text Tony Hodge at 317.720.1078.