

9973 WOODS EDGE DRIVE

ADDITIONAL INFO

<i>Mechanical/System</i>	<i>Age</i>	<i>Details</i>
Furnace (11/23/2016)	8.5 years	Gas
Central Air (8/26/2014)	11 years	
Water Heater (5/9/2019)	6 years	Gas
Oven/Microwave (3/19/2021)	4 years	
Refrigerator (11/18/2022)	2.5 years	
Dishwasher (6/29/2019)	6 years	
Exhaust Hood (12/3/2021)	3.5 years	
Garbage Disposal	4 years	
Washer (11/23/2016)	8.5 years	
Dryer (11/23/2016)	8.5 years	Gas
Sump Pump (4/4/2018)	7 years	Battery back-up
Water Softener (8/23/2014)	11 years	Own
Garage Door Opener	various	One original; one five years
Fireplace	original	Gas (main floor and basement)
Smart Thermostat:	8.5 years	Bryant
Hardwood Floors	19 years	Living room, dining room, entire upstairs

		(excluding bathrooms)
Screened-In Porch / French Doors	10 years	Azek decking
Irrigation System	17 years	Water Works 317-840-1106
Kitchen Stained Glass windows	12 years	
Roof and gutters	7 years	
Humidifier	7.5 years	
Windows (six)	2 years	Dining room, kitchen, 3rd bedroom Fadely Home Design 317-946-8256
Windows (nine)	1 year	Front of house upstairs/downstairs Fadely Home Design 317-946-8256
Water main pressure gauge	3 years	



Improvements:

- See Excel Spreadsheet for Details

Inclusions:

- All Ceiling Fans & Light Fixtures
- All Blinds & Window Treatments
- Appliances: Washer, Dryer, Dishwasher, Disposal, Microwave, Refrigerator, Range, Freezer, Hood, Built in Oven
- Kitchen Island
- Water Softener
- Irrigation System
- Privacy Curtain on Deck
- TV Mounts
- Projector, Receiver, Speakers, & Sub Woofer
- Picture Window Bench

Utility Information:

- Water: Citizens Energy Group, average \$70.83/month
- Gas: Center Point Energy, average \$87.16/month
- Electric: Duke Energy, average \$92.68/month
- Trash/Recycling (Tuesdays): City of Fishers, average \$16.39/month
- Sewer: City of Fishers, average \$42.79/month
- Stormwater: City of Fishers, \$79.92 annually
- Internet/Cable: Metronet (Fiber Optic), \$52.90/month



The Seller's Favorite Things About the Home:

1. The screened in porch— perfect for relaxing and enjoying the outdoors.
2. A cozy basement theatre for movie nights and entertaining.
3. The peaceful reading room/den, ideal for quiet moments with a good book.
4. Ample storage space, including a spacious garage and convenient walk-in attic.
5. A beautiful backyard that is great for play, pets, and outdoor gatherings.
6. Located in highly rated HSE School District with your choice of HSE or Fishers Schools.
7. The neighborhood community, the kind neighbors, and access to Windermere's community pool and playground— just around the corner.
8. Walkable to Cumberland Park for trails, sports, and fresh air.
9. Less than 5 minutes to lively Downtown Fishers for dining, shopping, and events.
10. Quick and easy access to I-69 via 106th Street for smooth commuting.

