

# 9571 ABERDARE DRIVE

## ADDITIONAL INFO

### *Mechanicals, Updates, & Improvements:*

- HVAC: 2018
- Water Heater: 2021
- Dishwasher: 2025
- All Interior Walls Painted: 2021
- Accent Wall in Primary: 2021
- All New Light Fixtures: 2021
- Various Hardware Updated: 2021

### *The Seller's Favorite Things About the Home:*

1. Low-Maintenance Living – The HOA takes care of exterior maintenance, including lawn care and snow removal- less to worry about!
2. Attached Garage –the security and convenience of an attached garage, especially in the winter and for extra storage.
3. Community Pool - The pool has been a great place to relax and cool off during the summer months.
4. Prime Location – Close to shopping, dining, and easy highway access.
5. Peaceful & Quiet – Have appreciated how calm and quiet the community is– it's truly a great place to unwind.
6. Bright & Airy – The large windows let in so much sunlight, making the home feel warm and inviting.
7. Private End Unit – Being on the end and tucked away in the neighborhood gives us extra privacy, which we love.
8. Vaulted Ceilings – The high ceilings make the space feel open and airy, adding to the charm of the home.
9. Ample Closet Space – Plenty of storage & closet space to keep everything organized.
10. Outdoor Living – A private covered front porch and back patio provide great spaces to enjoy.

## *Inclusions:*

- All Ceiling Fans & Light Fixtures
- Blinds in closet
- Garage Entry Bench & Hooks
- Appliances: Washer, Dryer, Dishwasher, Microwave, Refrigerator, Oven Range, Beverage Fridge

## *Utility Information:*

- Water, Sewer, Gas: Citizens Energy, average \$68.79
- Electric: AES Indiana, average \$118.03/month
- Internet/Cable: Xfinity
- Trash: Included in HOA

