



6683 MANCHESTER DRIVE

HOME  
FEATURES



# HOME FEATURES



- Age of HVAC - 10 Years
- Age of Water Heater - 4 Years
- Appliances Included: Refrigerator, Stove/Oven (Replaced in 2023), Micro-Hood, Dishwasher, Water Softener, Oversized Washer & Dryer (Replaced in 2020)
- All Three Toilets Replaced in 2020
- Back Yard Remodeled with Fence, Playset, Playhouse, Raised Garden Bed, Firepit and New Grass
- 9 ft Ceilings, Vaulted Ceiling in Primary Suite, Lots of Storage in Bump Out Garage, Attic & Under Stairs
- Prime Location Backs Up to Green Space & Mature Trees and is Close to Walking Trails Across the Street



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UTILITIES



## UTILITY AVERAGES



- Electric: Duke Energy - \$220/month
- Water: Citizens - \$35/month
- Sewer/Trash: City of Fishers - \$63/month
- Internet: Metronet - \$50/month
- HOA Dues: \$265 twice per year and includes Park/Playground, Pickleball, Tennis & Basketball Courts, Common Area Maintenance