

### ***Average Utilities for 15241 Proud Truth***

**Electric:** Duke Energy- average \$200/month

**Water:** Indiana American Water average \$60/month

**Sewer/Trash:** City of Noblesville average \$60/month

**Internet:** AT&T average \$85/month

**Security Alarm:** Simplisafe average \$31/month

### ***HOA Information***

**Mgmt:** Expert Property Management in Indiana / KMC Group (ekirkpatrick.com)

**Website:** <https://watermanfarmshoa.com>

**Phone:** 317-570-4358

**Fee:** \$150 semi annual, \$300/year total

**Amenities:** park, playground, pond, walking paths

### ***Items Not Included in Sale***

washer & dryer

### ***Home Improvements for 15241 Proud Truth***

#### **2024**

New roof in Sept

EV charger in the garage

New water heater in May

Removed tree

#### **2023**

New UV light for the HVAC system

New garage door opener

#### **2022**

New light fixtures

New door knobs/hardware

**2021**

New flooring on the entire main level

New interior paint

Painted exterior trim

**2019**

New HVAC