

3134 ORCHARD AVENUE

ADDITIONAL INFO

Mechanicals, Updates, & Improvements:

2025

- Landscaping
- Exterior Paint – Shingles & Front Porch
- Some Interior Paint

2024

- Sewer Line
- Left Side of Roof

2023

- New Bedroom and Bathroom Light Fixtures

2022

- Tree Removal & Trimming
- Outdoor Shed
- Blinds on All Windows
- Washer & Dryer
- HVAC
- Water Heater
- Oven Range
- Refrigerator
- Dishwasher
- Microwave
- Exhaust
- Garbage Disposal
- Security System
- Ring Doorbell



Inclusions:

- All Ceiling Fans, Light Fixtures, & Window Treatments
- All Appliances
- Storage Shed
- Negotiable Personal Property: Couch, Barstools, Desk, Front Patio Bench, Lawn Equipment in Shed

Utility Information:

- Water & Sewer: Citizens Energy – Average \$100/month
- Electric: AES Indiana – Average \$100/month
- Internet/Cable: Spectrum
- Trash: Republic

The Seller's Favorite Things About the Home:

1. Updates & Renovations
2. Fenced in Backyard
3. Proximity to Monon Trail
4. Kitchen!
5. Friendly Neighbors
6. Close to Schools
7. Proximity to Downtown
8. Up & Coming Area

