

5704 NORWALDO AVENUE

ADDITIONAL INFO

Mechanicals, Updates, & Improvements:

- Exterior Painted: 2022
- Interior Painted: 2022
- Landscape Redesign: 2022
- Bathroom Plumbing & Remodel: 2022
- Radon System: 2022
- Outlets & Wiring: 2022
- Porch Steps: 2023
- Basement Utility Sink & Plumbing Added: 2023
- Deck Painted: 2023
- AC Repairs: 2023
- Updated Doors & Hardware: 2023
- Security System: 2023
- Driveway Sealed: 2023
- Garage Gym/Insulation: 2023
- Refrigerator & Dishwasher: 2024
- Condensate Pump: 2024
- Front Living Room Window: 2025

The Seller's Favorite Things About the Home:

1. Access to the Monon Trail – Perfect for morning walks, bike rides, or a jog to Broad Ripple.
2. The neighborhood – A quiet neighborhood that feels tucked away, yet close to everything.
3. Only 1 Mile to Broad Ripple Village – Enjoy shops, restaurants, and events just minutes from your door.
4. Charming Screened-In Porch – Our favorite spot for coffee, reading, or relaxing with friends.
5. Original Hardwood Floors – Timeless character and warmth throughout the main level.

6. Fully Fenced Backyard – Great for pets, playtime, and outdoor entertaining.
7. Updated Bathroom – Fresh, stylish, and thoughtfully renovated.
8. Tons of Storage – Room for everything with closets, utility room, 2 car garage and more.
9. Beautiful Landscaping & Curb Appeal – A welcoming first impression
10. Finished Basement – Extra living space for movie nights, a home office, or guests.

Inclusions:

- All Ceiling Fans & Light Fixtures
- All blinds and Window Treatments
- Appliances: Dishwasher, Dryer, Garbage disposal, Microwave, Oven Range, Refrigerator, Washer, Mini Fridge (in basement)
- Other: Water Purification System (kitchen sink), Security Alarm, Smart Doorbell, Smart Lock (front door), Dartboard, Two mounted TV's (in basement and on porch), Separate Closet (in 2nd bedroom), Lawnmower (in garage)

All Furniture Currently in House is Negotiable

Utility Information:

- Water, Sewer, Gas: Citizens Energy, ~\$180/month
- Electric: AES Indiana, average ~\$120.50/month
- Internet/Cable: ATT Fiber \$80/month
- Trash: Republic (paid for through taxes by City)

