

12826 Rotterdam Drive

Improvements & Updates

- Security cameras and sensors on doors for entry alert
- Doorbell camera
- Refreshed the paint
- New carpet in Great Room
- New blinds
- Created a Game Room complete with a pool table
- Professionally cleaned
- Professionally landscaped
- Installed new fence in the back yard
- Treated lawn for mosquitos, fleas, and ticks

What we love about our home!



- Separate bedroom and full bathroom located on the main floor (nice when hosting friends & family)
- Spacious office- one of us works from home
- Trail is right behind our home. Nice for jogging, dog walking, and socializing.
- Within walking distance to Hamilton Southeastern High School
- Great school system
- Our neighborhood amenities- clubhouse, 2 pools, tennis courts, park & play area
- Both- family & dog friendly neighborhood
- Quick drive to Hamilton Town Center- fast food (Starbucks), restaurants, shopping, movie theater, wholesale club
- Close to Geist Reservoir and the new waterpark

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Average Monthly Utilities

2023

- Gas (CenterPoint) - \$101.98
- Water (Citizen's Energy) - \$31.82
- Electric (Duke Energy) - \$137.02
- Sewage (Fishers Utility) - \$39.79
- Stormwater (Fishers Utility) - \$79.92. This is a yearly payment)

2022

- Gas (CenterPoint) - \$83.68
- Water (Citizen's Energy) - \$31.95
- Electric (Duke Energy) - \$152.77
- Sewage (Fishers Utility) - \$39.79
- Stormwater (Fishers Utility) - \$79.92. This is a yearly payment)

HOA Information

HOA Fee: \$187.50 paid quarterly

HOA Management: Omni Management Services

Management Contact: www.omni-property.com

Community Website: www.avalonoffishers.com

****Please note: all HOA documents can be found on the community website. Any HOA specific questions should be directed to Omni Management Services.**