



13044 PINNER AVENUE

HOME
FEATURES



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- Roof Replaced in 2022
- Low Maintenance Living! Mowing, Mulching, Fertilizing and Snow Removal at 2"+ Included in the Monthly Portion of the HOA Dues
- FULL Finished Basement - with Bedroom, Full Bath, Rec Area
- Nest Thermostat and Front Entry Camera
- Included Appliances - Refrigerator, Stand Alone Freezer, Stove, Water Softener, Dishwasher, Microwave



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UTILITY
COMPANIES



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- Electric: Duke - \$204/mo avg
- Gas: Vectren - \$50/mo avg
- Water: Citizens \$54/mo avg
- Trash is Included in the HOA Dues
- Seller Uses Metronet for Internet
- HOA Dues are \$99/month for the Enclave (yard maintenance) and \$222/quarter for Avalon of Fishers (community amenities, pool/playground etc...)