

### ***Average Utilities for 4185 E Main Street***

**Electric:** Duke Energy- average \$417/month

**Gas:** Center Point- average \$199/month

**Water:** well \$0

**Sewer/Trash:** City of Carmel- average \$63/month

**Internet:** Metronet average \$82/month

### ***Items Not Included***

Piano will be moved out prior to closing

### ***Home Improvements for 4185 E Main Street***

#### **2024**

Restain the entire back deck

Roof repairs

New siding around the south chimney

Drywall repairs

New entry light

New pendants in the middle bedroom upstairs

New paint in all upstairs bedrooms and bedroom #6

New carpet/padding on all stairs, the living room, great room, bedrooms #1-5, and upstairs hallway & landing

New luxury vinyl plank in the Rec Room

Professional landscaping

New firepit

Touch up on wood stain throughout the house

Exterior paint touch up on the back of the house

Painted the utility room floors in the indoor pool area and the basement

Stained the front door

Northside soffit repair

### **2023**

New concrete & cement based overlay @ the pool

Pool renovation- new rim, liner, all new plumbing, new skimmer, new filter & valve, new ladders

Stained ceiling in the pool area

New ceiling fans throughout the house including the pool area

New toilets upstairs & basement

Laundry & Main Bath- new paint, backsplash tile, cabinet paint, cabinet pulls, quartz countertops, sink, faucet, step threshold, tile floor

Basement- new paint in Rec Room, Great Room, Fireplace, touched up stain on built in cabinets

New cabinet door pulls & knobs throughout the home

New recessed can lights installed in Hallways throughout the home

New doors for Bedrooms #2, 3, & 4

Dining Room- new luxury vinyl plank and stained trim work

Painted all upstairs bathrooms

New paint on the front exterior of the house as well as on the landscaping wood retaining wall

Fence repairs

### **2022**

Stained entire deck

Mini-barn- replaced part of the siding and painted the entire exterior

Repaired siding on the south side of the house

### **2021**

Replaced entire wood deck

New washer & dryer

New electrical panel box & breakers in the Family Room

New toilet in main level bathroom

New asphalt on private lane

New ADT security system

New water heater

New garage door button/opener for 1<sup>st</sup> car bay

**2020**

New main AC unit & coil

Siding repair

**2019**

New luxury vinyl plank installed in Office & Family Room

Installed 3 new furnaces (south office/bedroom #5, basement, main level)

New humidifier

New CO detector

New well pump

Roof repair

New storm door (at kitchen)

New pool heater

New connection to City Sewer. New piping. Retired old septic tanks. Pumped & filled septic tanks. New grinder pump station & electric service

New AC, blower, & 1837 capacitor

**2018**

Installed hard water treatment/filtration system for the entire house

**2016**

Roof repair

Painted the Living Room

New salt cell pool system

**2014**

New zero turn radius mower

**2013**

New fence & invisible fence

Repaired stone retaining wall & installed new chimney cap on the north chimney

**Misc Updates**

2004- new roof on the mini barn

New ramp to mini barn

replaced the wood on the retaining wall at the front of the house

built treehouse

new storm door (at front door)

new electrical outlets and switches installed throughout the entire home