

10224 ANEES LANE

ADDITIONAL INFO

The Seller's Top 10 Favorite Things about the Home:

1. The kitchen and living space are at the center of the home.
2. The HUGE Island in the kitchen- has room for 6 barstools along the counter!
3. The primary bathroom suite has a very large, tiled, walk in shower that is wheelchair accessible.
4. The neighborhood, Mill Ridge Farms, is a very friendly, small, gated neighborhood. Gate is closed overnight.
5. This is a great location for walkers, runners, and bikers with many walking trails close by.
6. The HOA includes access to the community pool and playground at Brooks Park Neighborhood.
7. There is the option for low maintenance living with lawn care, snow removal, and more covered through the HOA.
8. Geist Elementary School is just 1 mile down 104th Street - a quick bike ride!
9. The garage easily fits 2 cars with a large area for storage!
10. Amazing location close to everything Fishers has to offer like Fishers Waterfront Park and Geist Reservoir.

Interior & Exterior Improvements:

- All Interior Walls Painted- October 2024
- All New Carpet- October 2024
- Pendant Lights- October 2024
- Water Softener- April 2023
- Backyard Fence with 2 Gates- March 2023
- Arlo Smart Doorbell- March 2023
- Central Humidifier & Reme Air Purifier- February 2023
- Custom Blinds



Inclusions:

- All Ceiling Fans, Light Fixtures, & Blinds
- Smart Doorbell
- All Appliances including Washer, Dryer, Water Softener, Humidifier, Air Purifier, and Reverse Osmosis System

Utility Information:

- Water: Citizens Energy ~\$62/month
- Electric: NineStar ~177/month
- Gas: Vectren/Centerpoint ~\$52/month
- Trash/Recycling: Waste Management
- Cable/Internet: NineStar

Additional Homeowner's Association Information:

Mill Ridge Farms Homeowner's Association regular dues are \$1120/year which includes: community pool/clubhouse, community playground, community landscaping, & community activities.

There is also a Full-Service Option for \$2700/year that includes: lawn care, turf fertilization and weed control, leaf removal, irrigation system maintenance, snow removal.

The seller currently has the Full-Service Option which has been paid for through the end of 2024.