

7454 HARBOUR ISLE

ADDITIONAL INFO

Mechanicals, Updates, & Improvements:

2024

- New Dishwasher
- New Oven Range
- Deck Stained

2022

- Kitchen Renovation including countertops, appliances, sink, refinished & painted cabinets, and hardware
- 2nd Bathroom Refresh including new countertop, sink, refinished & painted vanity, and hardware
- Interior Paint

2020

- New Washer & Dryer

Inclusions:

- All Ceiling Fans & Light Fixtures
- All Window Treatments
- Appliances: Washer, Dryer, Dishwasher, Microwave, Refrigerator, Oven Range

Utility Information:

- Water & Sewer: Citizens Energy
- Electric: AES Indiana
- Internet/Cable: ATT
- Trash: Republic (Trash included, Recycling \$29/quarter)



The Seller's Favorite Things About the Home:

1. Living on the Water- Love kayaking, boating, and swimming right from our backyard! The lake makes every day feel like a getaway.
2. Dog Friendly Community- So many neighbors have dogs, and the community even has convenient dog stations throughout.
3. Location- Quick access to highways, shopping, grocery stores, Broad Ripple, Carmel, and more—everything we need is close by!
4. Active & Social Community- Enjoy playing pickleball, tennis, swimming, and taking scenic walks around the lake.
5. Cozy Fireplace- The perfect spot to relax on chilly evenings, adding warmth and ambiance to the home.
6. Spacious Primary Bedroom- Plenty of room to unwind, plus a charming reading nook that makes it extra special.
7. Beautiful Natural Light- Floor-to-ceiling windows fill the home with sunshine and stunning lake view!
8. Flooring & Blinds in Living Room- Love the modern touches that make the living space feel warm and inviting.
9. Dinner on the Deck- Watching the sunset over the lake while dining outside is one of our favorite things.
10. Neighbors & Community- "Harbour Club isn't just a place to live—it's truly home, and we love the friendly, welcoming atmosphere!"

