

## **421 East City Center Drive, Carmel, IN 46032**

### ***Home Improvements***

- New AC unit & furnace 2026- 10 transferrable warranty
- New luxury vinyl plank flooring in the Kitchen, Family Room, Hallway, & Primary Bedroom 2026
- New thermostat 2022
- New custom Levelor blinds throughout the home 2022
- New kitchen cabinets 2022
- New kitchen appliances: microwave/hood, cooktop/oven, and refrigerator 2022
- New washer & dryer 2022
- New sump pump 2022

### ***Utilities***

<b>Electric:</b> Duke Energy	<a href="https://www.duke-energy.com">https://www.duke-energy.com</a>	\$80/month average
<b>Gas:</b> Centerpoint	<a href="https://www.centerpointenergy.com">https://www.centerpointenergy.com</a>	\$50/ month average
<b>Water &amp; Trash:</b> City of Carmel	<a href="https://www.carmelutilities.com">https://www.carmelutilities.com</a>	\$80/month average
<b>Internet:</b> AT&T	<a href="https://www.att.com">https://www.att.com</a>	\$60/month average

### ***What we love about our home***

Remodeled kitchen with newer appliances

Rare basement for additional room for hobbies or storage

Open rear patio fantastic space to grill & entertain

Spacious flat fenced backyard with lots of room to entertain, garden, or play with your little ones

Location, location, location: minutes away from the Carmel Arts & Design district

Unmatched walkability just steps from boutique shopping, Carmel's top rated restaurants, the Monon Trail, and seasonal events

No HOA 😊

The Auman subdivision is in the middle of \$1-2 million dollar homes. Lots of renovation in our neighborhood and around it.

Award winning Carmel schools

Carmel has been consistently ranked one of the best cities to live in the United States