

8594 VERBENA ROAD

ADDITIONAL INFO

Updates/Improvements:

- 2021: Stamped Concrete Patio, Fence, Kitchen Backsplash, Upgraded Ceiling Fans and Light Fixtures
- 2022: Garage Shelving, Stackable Washer and Dryer
- 2023: Stone around Fireplace and Water Softener
- 2024: Laundry Room Tile & Washtub, Planning Center Cabinetry, and Garbage Disposal
- 2025: Finished Basement, Backyard Stonework and Landscaping, Shiplap in Primary, Wainscotting in Foyer, and Smart Garage Door Opener

Inclusions:

- All Ceiling Fans, Light Fixtures, and Window Treatments
- Appliances: Dishwasher, Dryer, Washer, Microwave, Gas Oven/Range, Refrigerator, and Water Softener

Exclusions:

- SimpliSafe security system and SimpliSafe doorbell camera
- Swing set in backyard
- Mirror in basement bathroom

Utility Information:

- Water & Gas: Citizens Energy, ~\$35-\$45/month
- Electric: Boone REMC, ~\$150-\$200/month
- Trash & Sewer: Zionsville Utility, ~\$70/month



The Seller's Favorite Things About the Home:

1. The walkable neighborhood with a playground and a true sense of community. We've made wonderful friends here and love the neighborhood feel.
2. The central Zionsville location that makes it easy to get anywhere while still feeling tucked into a peaceful setting.
3. Being able to walk right to the Rail Trail for bike rides, walks, and quick outdoor breaks.
4. The open-concept floor plan that makes everyday living and hosting friends and family feel easy and connected.
5. The natural light from the large windows that brightens the home all day long.
6. The tall ceilings throughout the home, including 8-foot ceilings in the basement, which make every level feel spacious and comfortable.
7. The backyard views backing up to the pond and fountain. It's such a calming place to relax at the end of the day.
8. The updated, modern feel of the home that still feels warm and welcoming.
9. Having multiple parks nearby, which makes it easy to get outside and enjoy the area.
10. The adorable front porch that's perfect for morning coffee, evening chats, and watching the neighborhood go by.