

# 5346 Shamus Dr. Features and Amenities

## Area Amenities:

Golf Course Community

Residents have Access to the Club House, Tennis Courts, and a Pool

Lawrence Township Schools [www.ltschools.org](http://www.ltschools.org)

Convenient to Shopping and Restaurants on Pendleton Pike

Near Fort Harrison, Fishers, McCordsville, and Hamilton Town Center

## Exterior Amenities:

New Anderson Windows (2023)

New Roof (2020)

New Concrete Patio (2023)

Insulated Garage with Mini-Split Heating and Cooling System (2023)

Professional Grade Epoxy Garage Floors (2023)

New Garage Door (2025)

Storage Shelves and Cabinets in Garage are Included

Small Chest Freezer in Garage is Included

Upgraded Front Storm Door

Front Porch Screens are included to provide a Nice Sitting Area

Vinyl Privacy Fenced Backyard and Pergola

Nice Landscaping

Garden Area with Raised Beds

Solar Panels (2022) offsets a large portion of the electric bill. Buyer to assume the monthly payments that are currently \$125.

## Interior Amenities:

New Furnace with UV Light Air Cleaner, and AC/Heat Pump (2023)

Water Heater (2019)

Quartz Kitchen Countertops (2022)

New Bathroom Sinks (2022)

New Fireplace Doors and Facing (2023)

Vinyl Plank Flooring (2019)

Split Bedroom Floorplan

Laundry Room includes Cabinetry and a Washer and Dryer (2023)

Security System includes 4 Cameras and a Doorbell

All Electric House. No Gas Bill and the Solar Panels help lower your Electric Bill

Curtains in kitchen and bedrooms are excluded. Rods and all other window treatments remain

Extra fencing and house materials in garage to remain

Scan for virtual tour →

