

1473 ESPRIT DRIVE

HOA INFORMATION

Management: Centerpoint Community Association Management
Contact: 317-843-2226
Documents: <https://www.saddlecreekhoa.com>
Dues: \$438 semi annual

HOME IMPROVEMENTS

2021 New siding, roof, & gutters
New exterior light fixtures
Living Room built ins
New can lights and lighting fixture in the Kitchen

2022 Extended the patio and installed new pergola
Had sump pump drain line buried

2023 Living Room new can lights

2024 New exterior sliding door
New dishwasher
New refrigerator

2025 New gas water heater

2026 New bathroom faucets
Kitchen make over- new Quartz countertops, backsplash, sink, and garbage disposal
Fresh paint in all the interior halls/rooms

UTILITIES

Electric:	Duke	https://www.duke-energy.com	\$173/month avg
Gas:	CenterPoint	https://www.CenterPointEnergy.com	\$83/month avg
Sewer:	TriCo Regional	317-844-9200	\$29/month avg
Trash:	Republic Waste	https://www.Republicservices.com	included with water
Water:	City of Carmel	https://www.mycarmelutilities.com	\$73/month avg

WHAT WE LOVE ABOUT OUR HOME

Long driveway

Premium lot that is private and backs up to trails

Backyard is super easy to maintain; the HOA mows the common area behind us

Quick walk to the park & pool

Community pool is heated!

Extra entertaining space in the basement

Lots of natural light

Cozy fireplace

Open from the Kitchen, great view into the back yard