

9127 PINECREEK COURT ADDITIONAL INFO

Updates, Appliances & Systems:

- 2026: Landscaping & Front Steps
- 2025: New Deck & Under Deck Storage, Kitchen Can Lights, Replaced AC
- 2024: Window Treatments, Hardwood in Main Level Living Room
- 2023: Primary Bathroom Renovation, Primary Closet Renovation, All Garage Door Mechanicals
- 2022: New Sump Pump
- 2021: Basement Renovation to include finishing other half, paint, and LVP throughout), Washer & Dryer, Window Treatments, Critter Control Exclusion (with warranty through 2027 that can be extended)
- 2020: Gutter Helmets (with warranty) & Garbage Disposal
- Other: Various Rooms and Ceilings Painted

Inclusions:

- TV's in Primary Bedroom, Guest Room, and Basement TV on South wall to the right of bar, Water Softener, Garage Door Opener & Controls, All Light Fixtures & Ceiling Fans, Garage Shelving, Pool Table, Primary Closet System, All Blinds/Window Treatments, All Mirrors, Basement Bar, Alarm Panel (everything else with alarm system to include front doorbell is excluded as it is leased)
- Appliances: Oven Range, Refrigerator, Dishwasher, Microwave, Garbage Disposal, Washer, Dryer

Utility Information:

- Water, Sewer & Gas: Citizens Energy, ~\$168/month
- Electric: AES, ~\$183/month
- Internet: Metronet or Xfinity

The Seller's Favorite Things About the Home:

1. The private backyard. It's large and genuinely private, with mature trees and lots of space.

2. The location. You're just minutes from everything making Fishers exciting right now, including the Fishers District, great restaurants, and new development, without feeling like you're in the thick of it.
3. The neighbors. Over the years, the neighbors became friends.
4. The walkout basement. It's not just a finished lower level. Being a true walkout means more natural light, easy access to the backyard, and a full second living space that never feels like a basement.
5. The bedrooms and closets. The bedrooms are genuinely large, with closet space to match.
6. The storage. There's room for everything, especially with the new exterior storage under the deck. Anyone who has ever run out of space will appreciate the storage.
7. The main-level primary. The primary bedroom is on the main floor, one of the features buyers ask for most.
8. The natural light. Sunlight pours in all day and makes the whole home feel bright and open.
9. The neighborhood. It's a smaller community with low HOA fees.
10. The curb appeal. It simply looks good from the street, the kind of exterior that makes you glad to pull into the driveway every time.