

12306 Cricket Song Lane

HOA INFORMATION

Management: Kirkpatrick

Property Manager: Pamela Coover

Email: pcoover@ekirkpatrick.com

Phone: 317-570-4358

Documents: <https://www.deerpathhoa.org/governingdocuments>

Dues: \$360 annual, mandatory

HOME IMPROVEMENTS

2022

New tile backsplash & quartz countertops in the Kitchen

New kitchen sink

New hardware throughout the Kitchen

2024

New baseboards & luxury vinyl plank flooring on the main level

Painted the garage

Insulated the garage doors

Painted the entire interior: Sherwin Williams- Greek Villa

2025

New garden bed in back yard

New landscaping in the front & back yard

2026

All new interior light fixtures

Stained deck

New mulch in the front & back yard beds

UTILITIES

Electric: Duke	https://www.duke-energy.com	\$220/month avg
Gas: Vectren	https://www.centerpointenergy.com	\$28/month avg
Internet: AT&T	https://www.att.com	\$65/month avg
Sewer/Trash: City of Noblesville	https://www.noblesville.in.gov	\$85/month avg
Water: American Water	https://www.amwater.com	\$90/month avg

WHAT WE LOVE ABOUT OUR HOME

Private, fenced in backyard

Open backyard deck and usable backyard space

Loft area is a fantastic play space for our little ones

Cozy fireplace

Formal dining room to entertain

Room at the front of the house can be used either as a private Home Office or formal Living Room

Neighborhood Amenities: basketball, tennis courts, playground, soccer fields, and walking trails

Convenient! Less than 5min drive to Hamilton Town Center shops & restaurants; walking distance to Ruoff Music Center. Minutes from BJ's or Costco! Only a 10-15min drive to get to downtown Fishers or Noblesville; while it is only a 20min drive to downtown Carmel.

Hamilton SE School District- your choice of high school: Fishers or Hamilton SE