

# 2529 N NEW JERSEY

## ADDITIONAL INFO

### *Appliances & Systems:*

- 2026: Deck Boards Replaced & Painted
- 2025: Water Heater, Oven/Range, Refrigerator, Dishwasher, Microwave,
- 2022: Washer & Dryer
- 2021: Roof, refinished all hard woods, and added blinds

### *Inclusions:*

- All Ceiling Fans, Light Fixtures, Window Treatments, Kitchen Island, Home Stereo System with Apple Airport Connector, Ring Doorbell
- Appliances: Dishwasher, Microwave, Oven/Range, Refrigerator, Washer and Dryer

### *Utility Information:*

- Water, Sewer & Gas: Citizens Energy, ~\$135/month
- Electric: AES, ~\$116/month
- Trash, Sewer & Recycling: LRS, Trash is free. Recycling ~\$9/month

### *The Seller's Favorite Things About the Home:*

1. It's not a through street, so there's very little traffic!
2. Walking to dinner. Goose the Market, Loco, Bocca, Baby's, and Mashcraft are all just blocks away.
3. Quick access to both the Fall Creek Trail and the Monon Trail.
4. The location. Minutes to downtown Indy, close to Broad Ripple, and an easy drive to the airport.
5. The open first floor plan and all the natural light throughout the house.
6. The full finished basement. So much extra living space.
7. The whole-house sound system.
8. The back deck and fenced-in backyard, with flowers and landscaping all around the yard. It feels like a little retreat back there.
9. Cooking in the kitchen. The center island makes it easy to spread out or have people gather around.
10. The Fall Creek Place community. It truly feels like a neighborhood.

