

9256 HAWLEY DRIVE

ADDITIONAL INFO

<i>Mechanical/System</i>	<i>Age</i>	<i>Details</i>
Furnace	6 years	Gas
Central Air	6 years	Electric
Water Heater	6 years	Gas
Oven/Range	6 years	Gas
Refrigerator	6 years	
Dishwasher	6 years	
Garbage Disposal	6 years	
Washer & Dryer	6 years	
Microwave and Exhaust	6 Years	
Water Softener	6 years	Own
Garage Door Opener	6 years	Keyless Entry & 2 remotes
Ring Doorbell		



Improvements:

- 2020: Custom Window Cellular Blinds
- 2021: Primary Closet Custom Shelves/Drawers
- 2022: Garage Door Panels Insulated, Garage Insulation & Drywall, Side Patio
- 2025: Murphy Bed & UV Freshaire Light System for HVAC

Inclusions:

- All Ceiling Fans & Light Fixtures
- All Blinds
- All Appliances including Washer & Dryer
- Water Softener
- Ring Doorbell

Utility Information:

- Water: Lawrence Utilities, average \$80/month
- Gas: Citizens Energy
- Electric: AES, average \$100/month
- Trash/Recycling: Lawrence Utilities, \$18/month
- Internet/Cable: AT&T



The Seller's Favorite Things About the Home:

1. Walking trails at Ft. Benjamin Harrison State Park & the scenic Lawton Loop
2. The Lawrence Village community gathering space—perfect for connecting with neighbors
3. The City of Lawrence Community Arts & Farmers Market
4. Easy access to the bus line for convenient commuting
5. Ft. Ben Library just minutes away
6. Walkable restaurants and local spots nearby
7. Peaceful setting tucked away from the main road
8. A backyard that truly feels like a private oasis
9. Beautiful tree-lined streets and historic charm throughout the neighborhood
10. The perfect blend of nature, community, and quick access to downtown Indianapolis

