

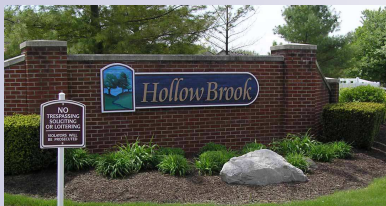
8208 Creek Way

Avon, Indiana 46123



\$239,900

Immaculately cared for one owner custom home that looks as good as the day it was built in Hollow Brook in Avon IN 46123.



Includes 1 year home warranty for extra peace of mind!



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This is a closer view of the front entrance to the home with the nice covered front porch where you can sit and relax and visit with the neighbors.



From this rear view you can see the nice large back yard. The photo was taken standing at the back edge of the lot.



Another view of the back yard showing the view towards the common pond to the rear of the property. This photo was taken on the east side rear corner of the home.



This is a closer view of the common pond at the back of the lot. To the left is a park-like area with several smaller trees planted.



This is a view from the rear concrete patio area towards the common pond.



As you walk in the from the front entrance you have a nice tiled area that has the dining room to the left, with the stairway next and the master bedroom to the right. You walk straight forward into the living room.



From the front entrance you walk past the stairs and this is a view to the left towards the kitchen area. You can see the clean like-new carpeting that is throughout the home.



From the same position as in the last photo you see the living room area with the nice gas fireplace. The sliding glass doors lead out to the patio area in back. Many of the larger furniture items in the home are negotiable.



In this photo you can see the clean look in the well cared for kitchen. All the white, Kenmore appliances are included. Just to the far left on the photo you can see the pantry door for plenty of handy storage area close by. The under cabinet music system on the right is negotiable.



This is the laundry area just off the kitchen area with nice cabinets and closet space. The Whirlpool washer and dryer are included. This area also leads out to the garage and a half bath is located just opposite this laundry room entrance.



This is the master bedroom with the tray ceiling and ceiling fan with a light kit. To the left is the master bath with a full bathtub, stand up shower and walk-in closet. This is the only bedroom on the main level. Similar ceiling fans are in most of the other rooms in the home.



This is one of the 3 bedrooms on the upper level. Notice the nice corner windows on the left side of the photo. To the right of in this photo is a door to an unfinished attic area. This could be finished and used for a large walk in closet. There is also additional storage area available in the attic area over the garage.

Average Utilities & Home Owner Association Fees

Indianapolis Water - \$36.96

Duke Energy - \$85-\$95

Vectren Gas - \$89.00

Sewer - \$45.00

HOA annual fee - \$175.00

Backup Power System

This is the GenTran wiring switch / connector for the emergency power generator. This will power the heating system, kitchen appliances and a few outlets throughout the home. The 5000 kVA generator in the home currently is negotiable. It is able to handle up to 10000 kVA.





The master bath has dual vanities, a sit down tub and a shower / toilet stall area along with a walk in closet.

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Dennis & Connie Derrick

A graphic for the 'SNAP IT' app. On the left, a smartphone is shown with a colorful screen. To its right, the words 'S N A P I T' are stacked vertically. Further right is a square frame containing a grid of colorful dots (yellow, cyan, magenta, black) over a house. At the bottom, text reads 'Get the free app for your phone at <http://gettag.mobi>'.

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