

**“Cabernet”**

**Arbor Crossing Lot 4**

**3506 Arbor Crossing Way, Jeffersonville IN 47130**

**3 Bedroom / 2 ½ Bathroom / Fenced in Yard /**

**Attached Outside Storage Unit**

**Square Footage: 1344 sq. ft.**

**Price \$229,900.00**

**Allowances**

|  |           |
|--|-----------|
| Lighting Fixtures.....   | 1300.00   |
| Cabinetry / Granite Kitchen Tops.....  | 11,232.00 |
| Paint.....   | 1150.00   |
| Mirrors, closet shelving, bath accessories, shower door.....                   | 1720.00   |
| Appliances(stainless): fridge, free-standing range, dishwasher, microwave..... | 2922.00   |
| Carpet on stairs and in bedrooms.....  | 983.00    |
| Tile backsplash in Kitchen.....  | 450.00    |
| Click LVP- great room, eat-in kitchen, ½ bathroom, laundry room.....           | 2153.00   |
| Front Door.....  | 475.00    |
| Landscaping.....   | 875.00    |

Electric: Duke Energy

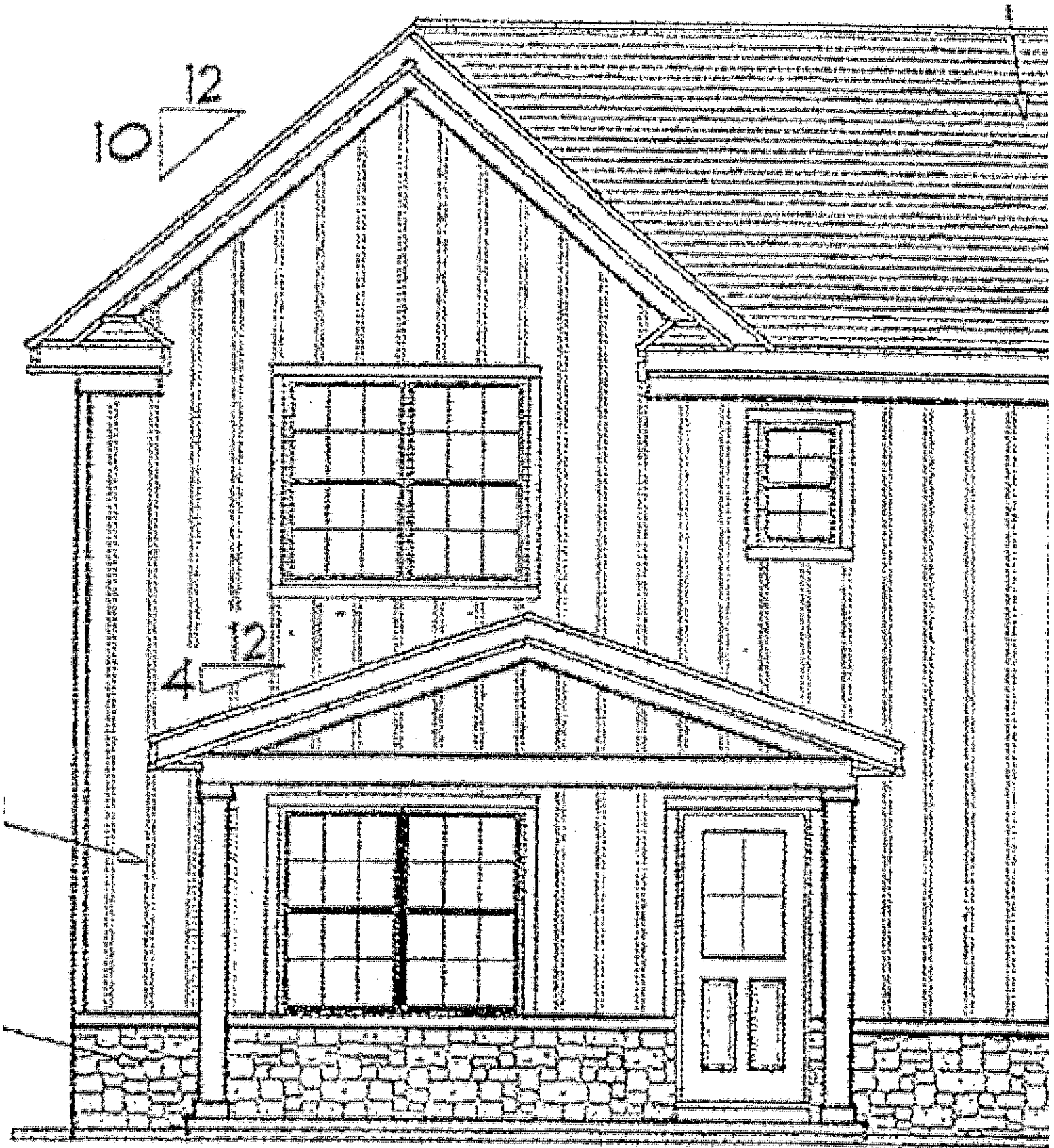
Sewer: Town of Jeffersonville

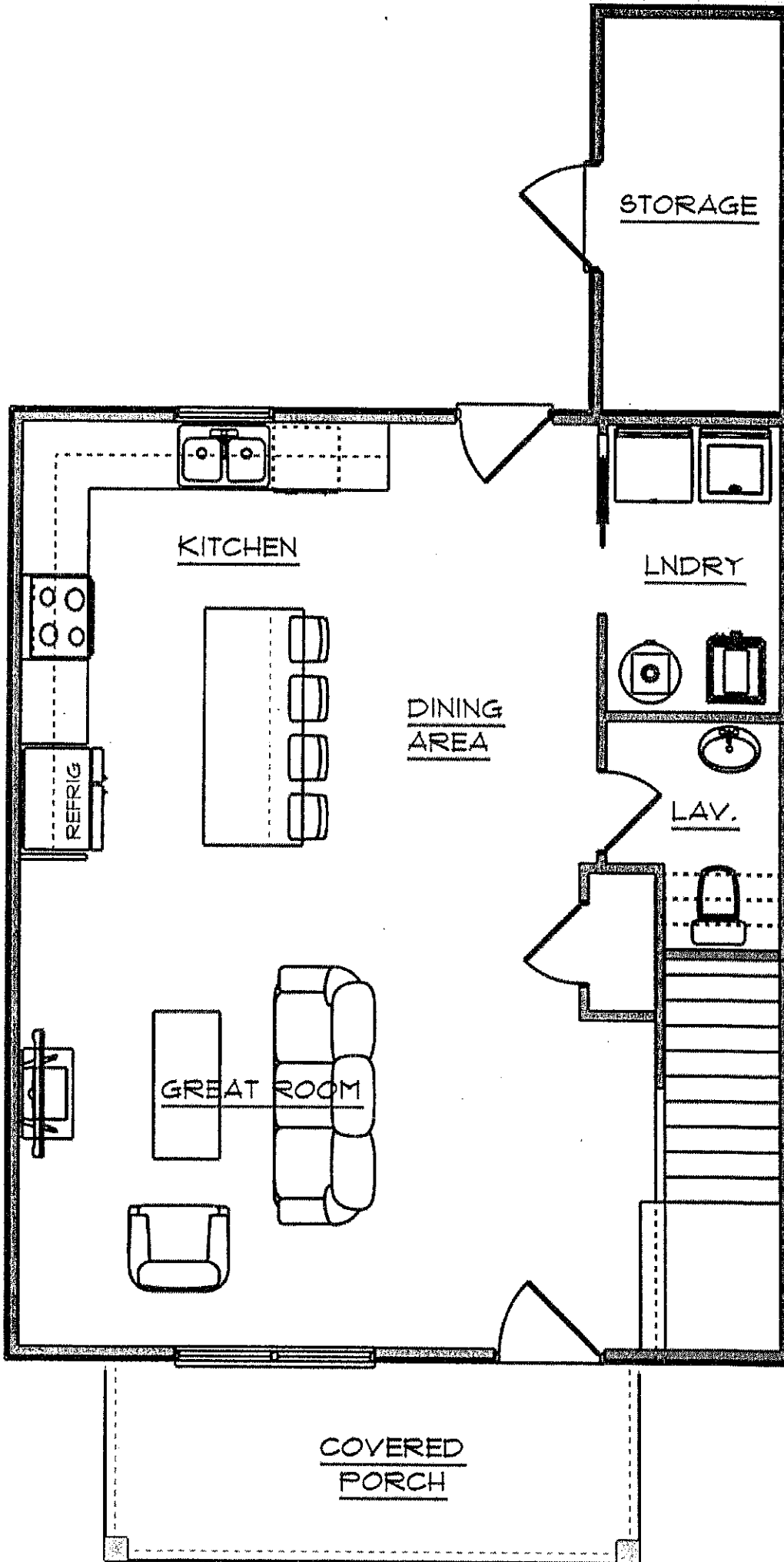
Water: American Water

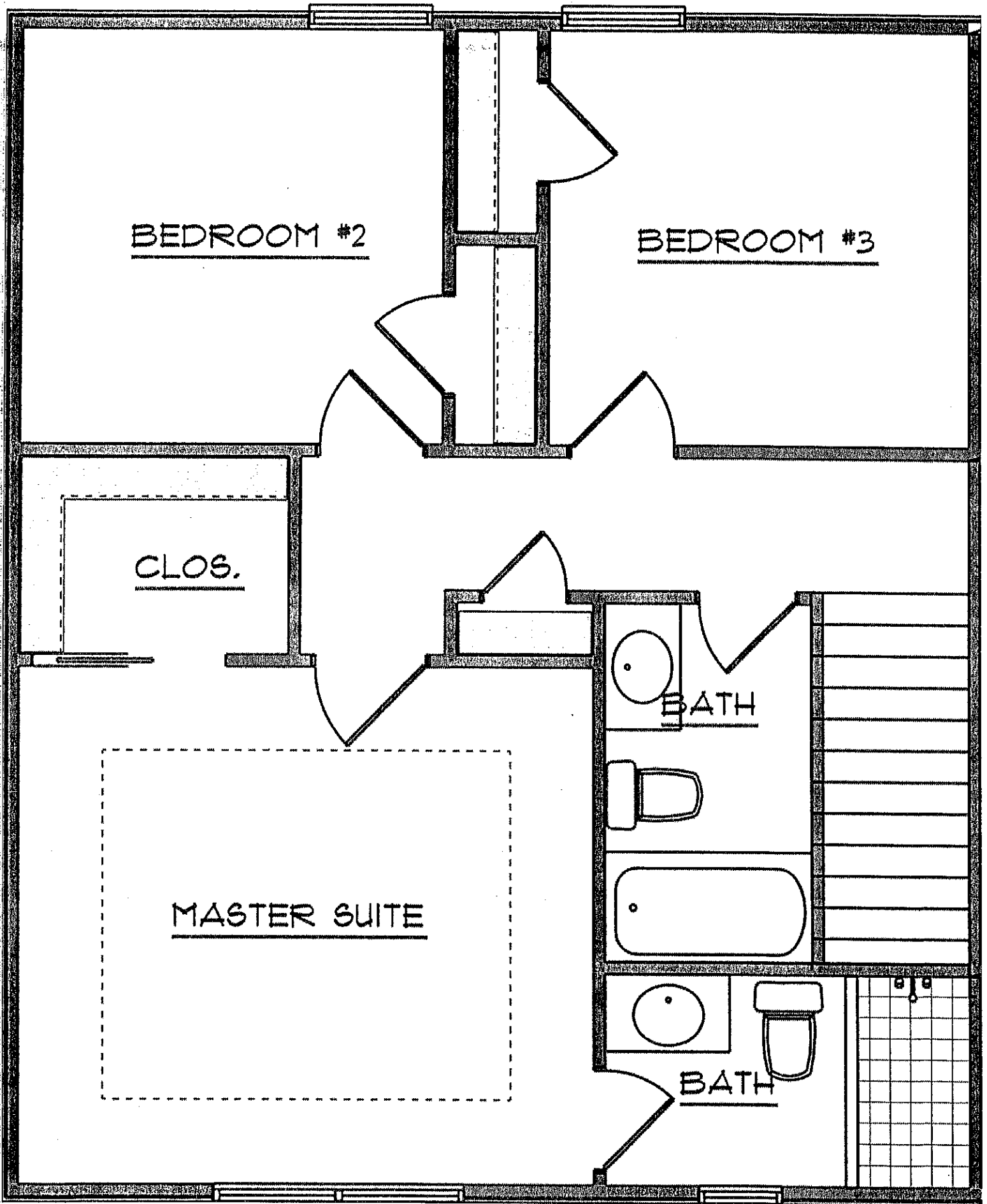
Homeowners Association Dues:

\$50.00 Monthly

\$600.00 Annually







BEDROOM #2

BEDROOM #3

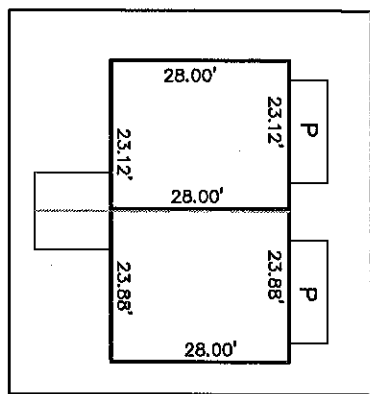
CLOS.

MASTER SUITE

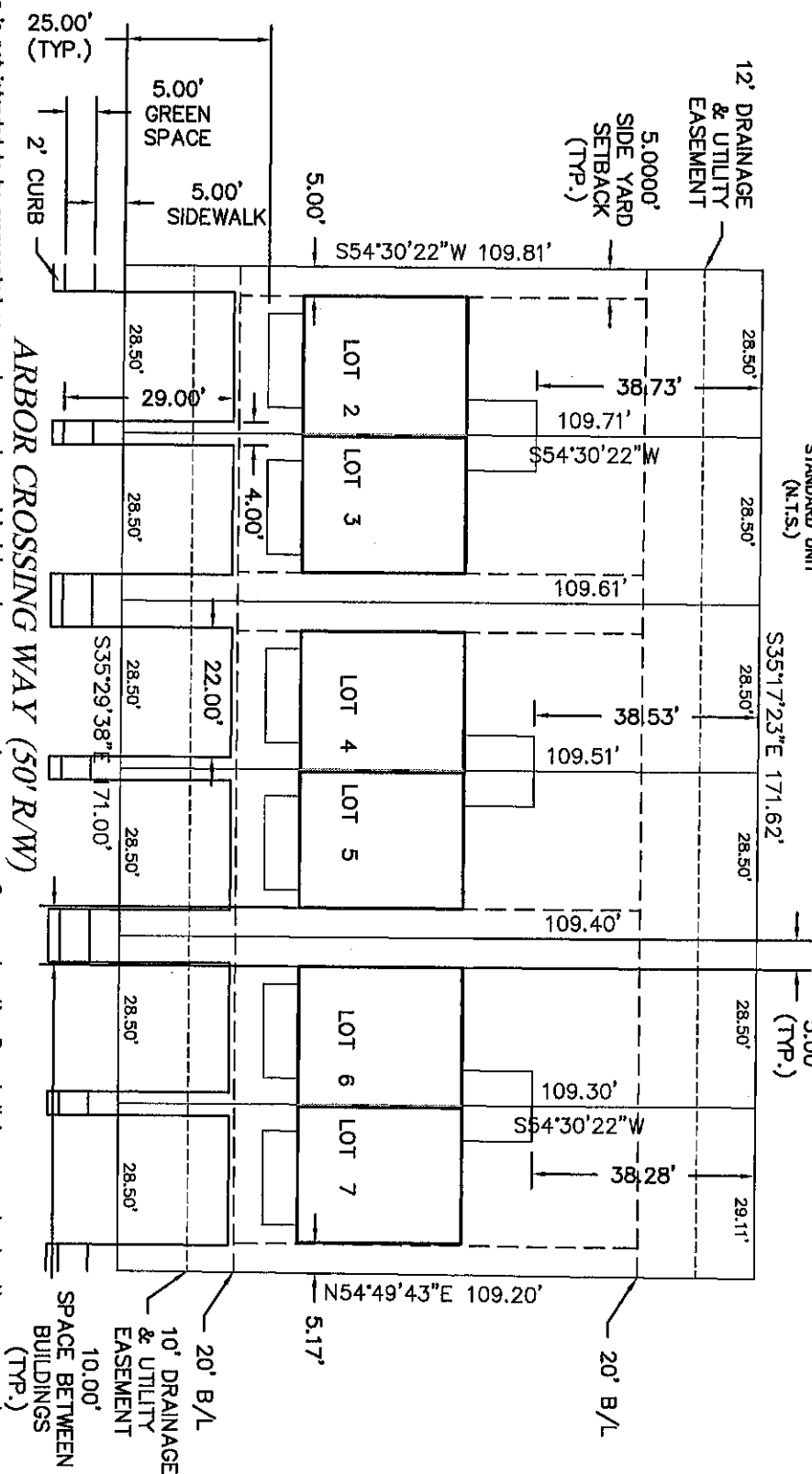
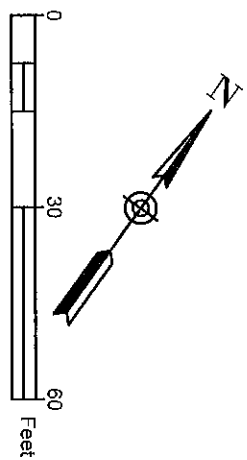
BATH

BATH

# ARBORS CROSSING LOT 2-7



HOLMANS LANE  
(R/W VARIES)



ARBOR CROSSING WAY (50' R/W)

### NOTES:

- This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report. It is proposed only. No corner markers were set. No data shown hereon should be used for establishing property lines or fence lines. Prepared for use by the designated parties and no one else.
- Any setback information shown hereon was based upon relevant record plats and zoning information provided to the preparer. Setbacks are a matter of interpretation by the reviewing entity and may be imposed by documents other than the zoning code or plat. The user is responsible for verification of all zoning requirements and restrictive covenants, including setbacks, prior to the start of construction.
- This document was prepared without the benefit of a title commitment, search, or attorney's opinion regarding the existing of easements or other encumbrances. Easements may exist of record or not, which affect the subject parcel. Unless provided by owner, preparer shows only easements revealed on record plats or the subject property deed.
- There may be existing underground utilities on the site. The exact location of all existing underground utilities should be verified prior to any and all construction. Per Indiana state law IC 8-1-26, it is against the law to excavate without notifying the underground location service (811) two (2) full working days before commencing work.

| Revision | Date | By |
|----------|------|----|
| 4:       |      |    |
| 3:       |      |    |
| 2:       |      |    |
| 1:       |      |    |

**PLOT PLAN**  
THIENEMAN GROUP, LLC  
ARBOR CROSSING  
HOLMANS LANE, JEFFERSONVILLE,  
CLARK COUNTY, INDIANA

**PAUL PRIMAVERA & ASSOCIATES**  
ENGINEERS &  
LAND SURVEYORS

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Date: 08/12/2024  
Drafted By: COT  
Checked By: BKA

Director:  
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File: 24581 LOTS 8-

Job No.: 23-24581  
Drawing No.  
**1 OF 1**