

**“Cabernet”**

**Arbor Crossing Lot 9**

**3503 Arbor Crossing Way, Jeffersonville IN 47130**

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

**Attached Outside Storage Unit**

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

**Price \$234,900.00**

**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

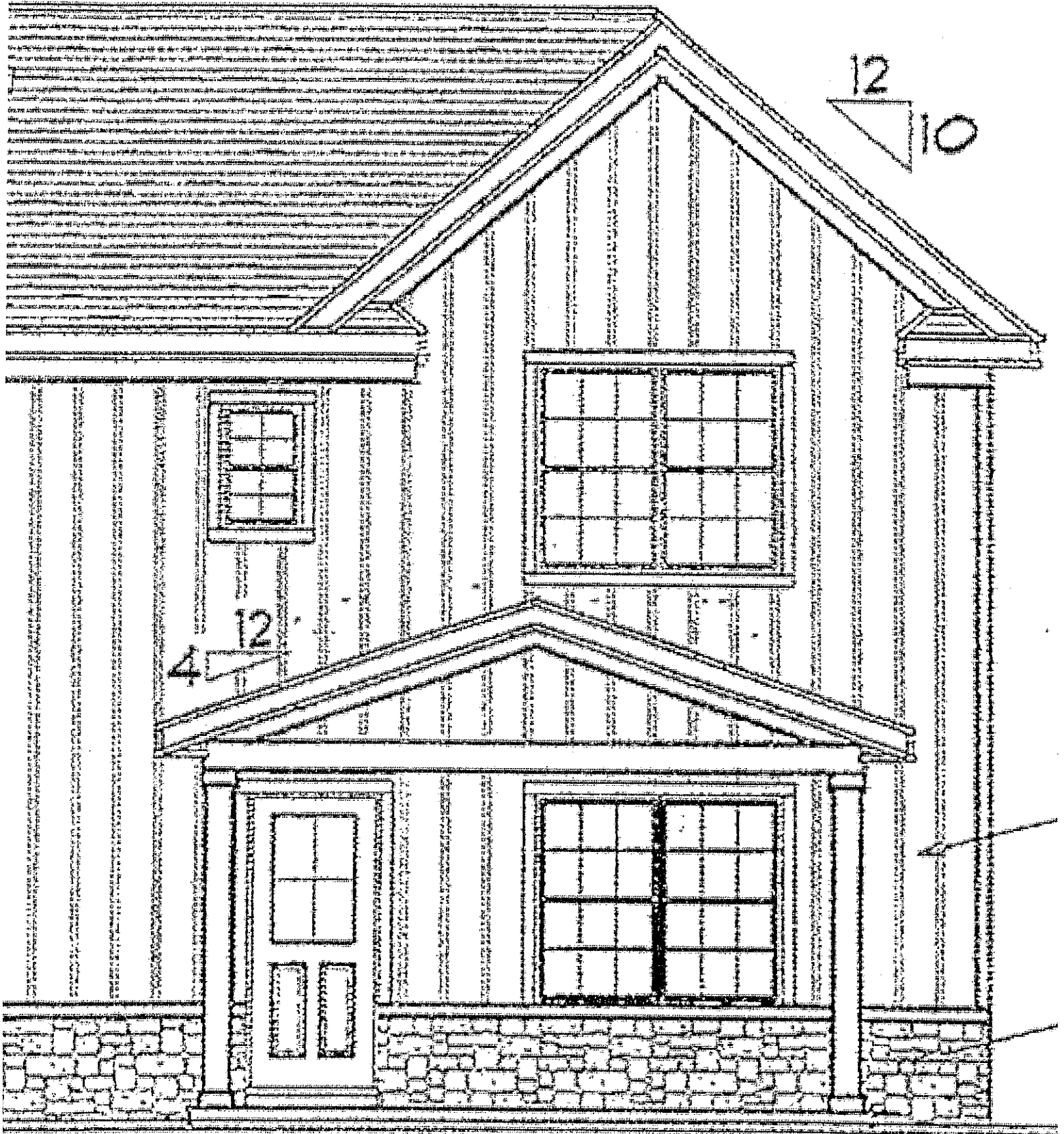
Water: American Water

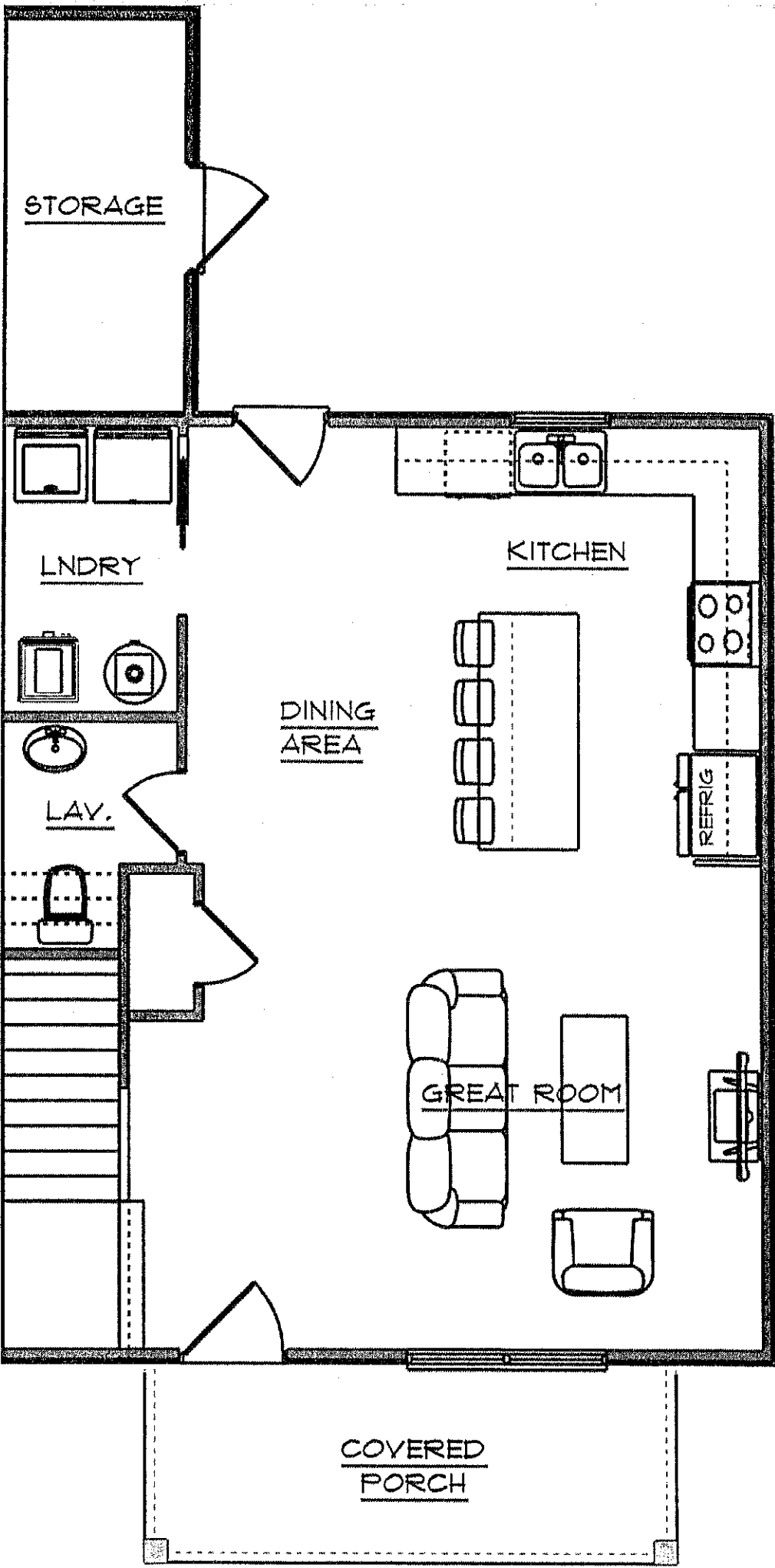
Homeowners Association Dues:

\$50.00 Monthly

\$600.00 Annually

ILES





BEDROOM #3

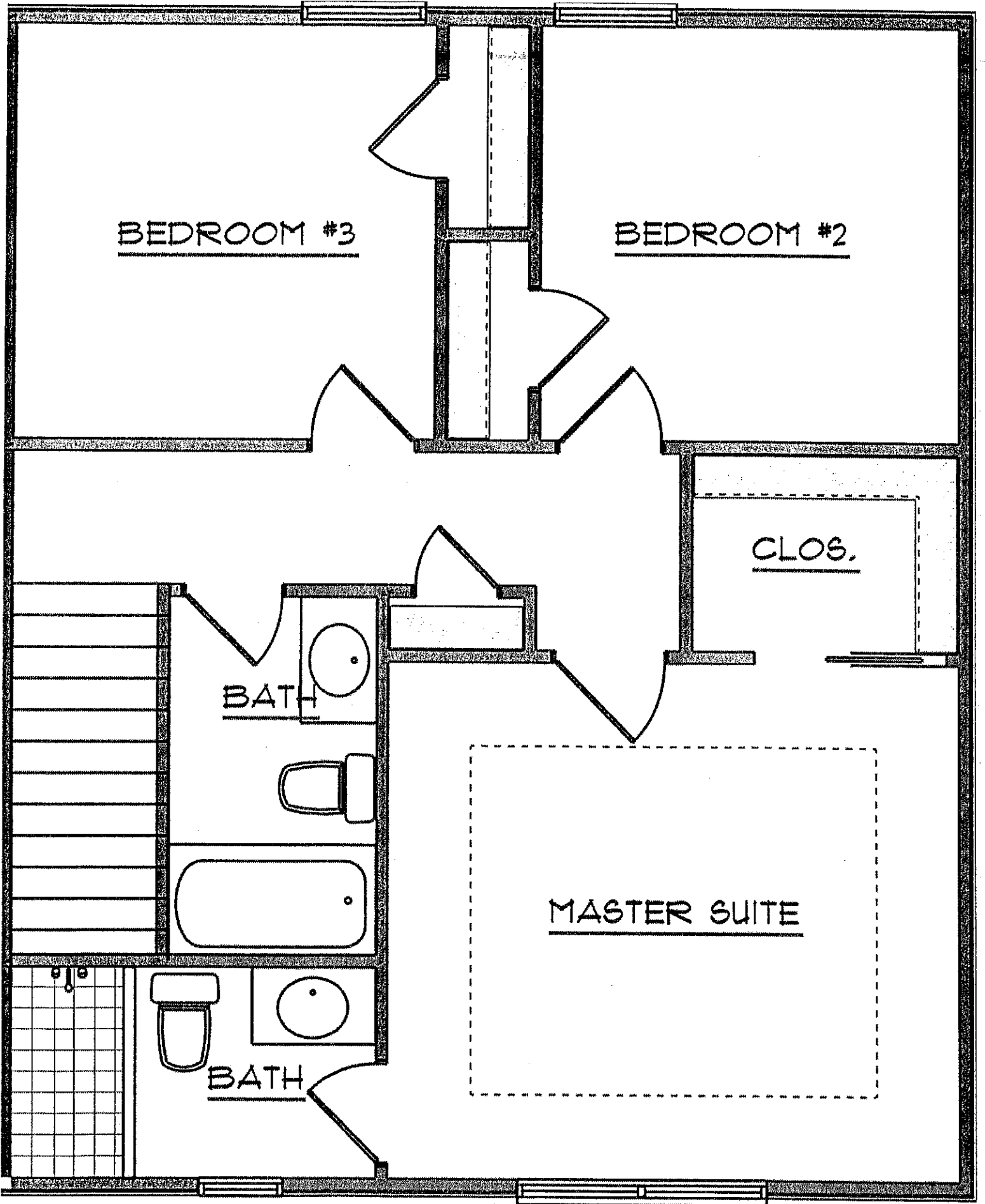
BEDROOM #2

CLOS.

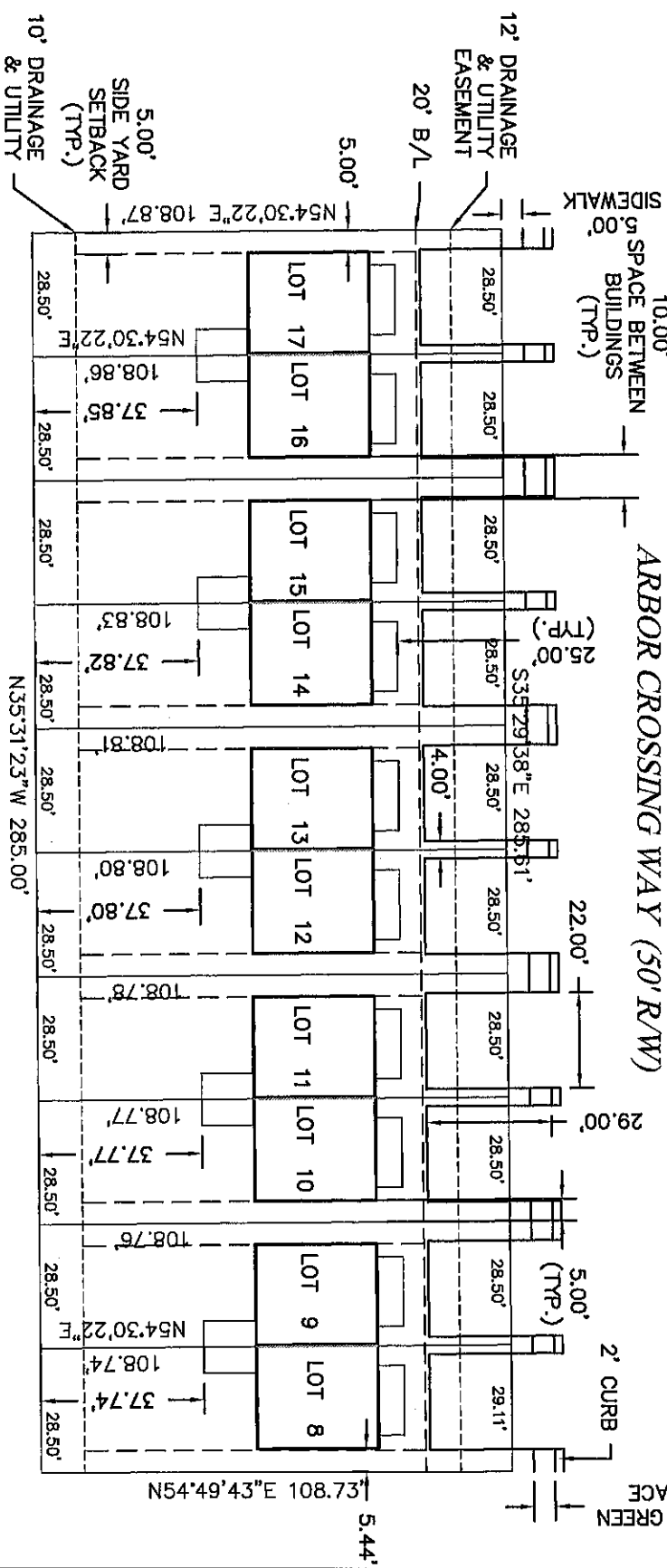
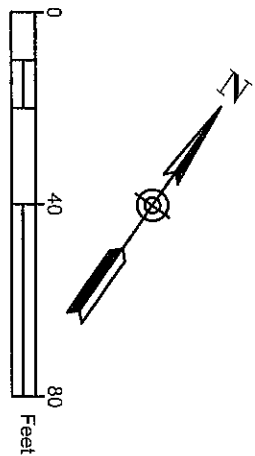
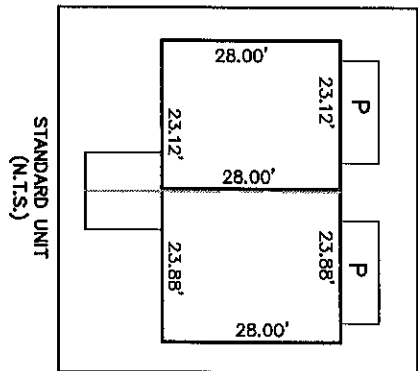
BATH

MASTER SUITE

BATH



# ARBORS CROSSING LOTS 8-17



### NOTES:

1. 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.
2. 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.
3. 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 underground utilities revealed on record plats or the subject property deed.
4. 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: CDT  
 Checked By: BRK

Director:  
 T: (202) 245-8191  
 File: 24581 LOTS 8-17

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