

“The Vine”
Arbor Crossing Lot 1
3512 Arbor Crossing Way, Jeffersonville IN 47130

3 Bedroom / 2 ½ Bathroom / Fenced in Yard /

Attached 2 Car Garage

Square Footage: 1634 sq. ft.

Price \$299,900.00

Allowances

Lighting Fixtures.....	1300.00
Cabinetry / Granite Kitchen Tops.....	13,212.00
Paint.....	1400.00
Mirrors, closet shelving, bath accessories, shower door.....	1895.00
Appliances(stainless): fridge, free-standing range, dishwasher, microwave.....	2922.00
Carpet on stairs and in bedrooms.....	1040.00
Tile backsplash in Kitchen.....	450.00
Click LVP- great room, eat-in kitchen, ½ bathroom, laundry.....	2915.00
Front Door.....	650.00
Landscaping.....	1000.00

Electric: Duke Energy

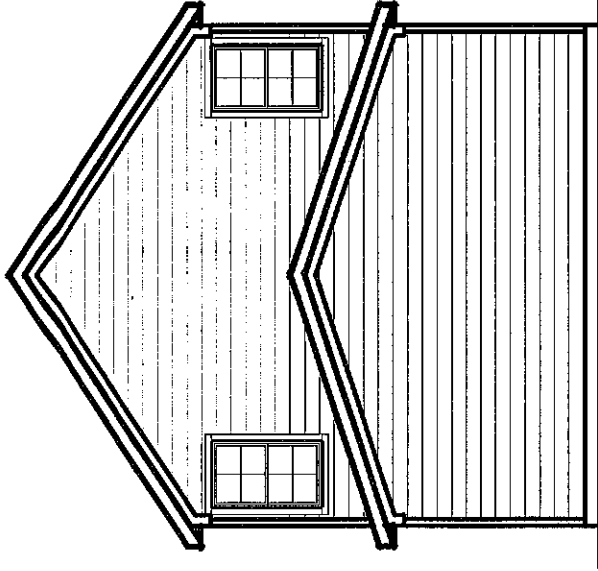
Sewer: Town of Jeffersonville

Water: American Water

Homeowners Association Dues:

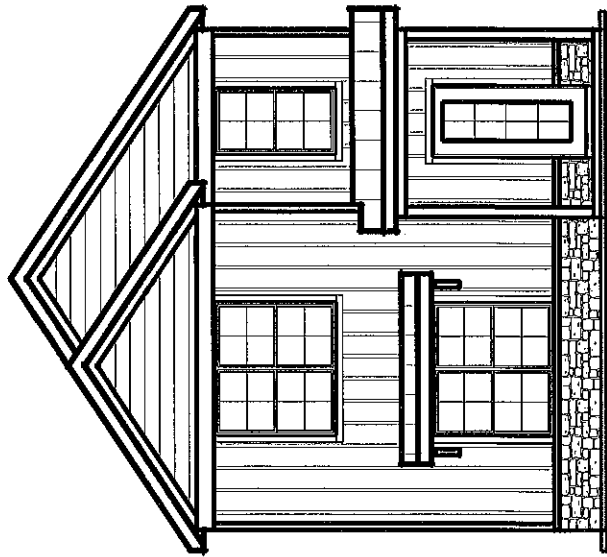
\$50.00 Monthly

\$600.00 Annually

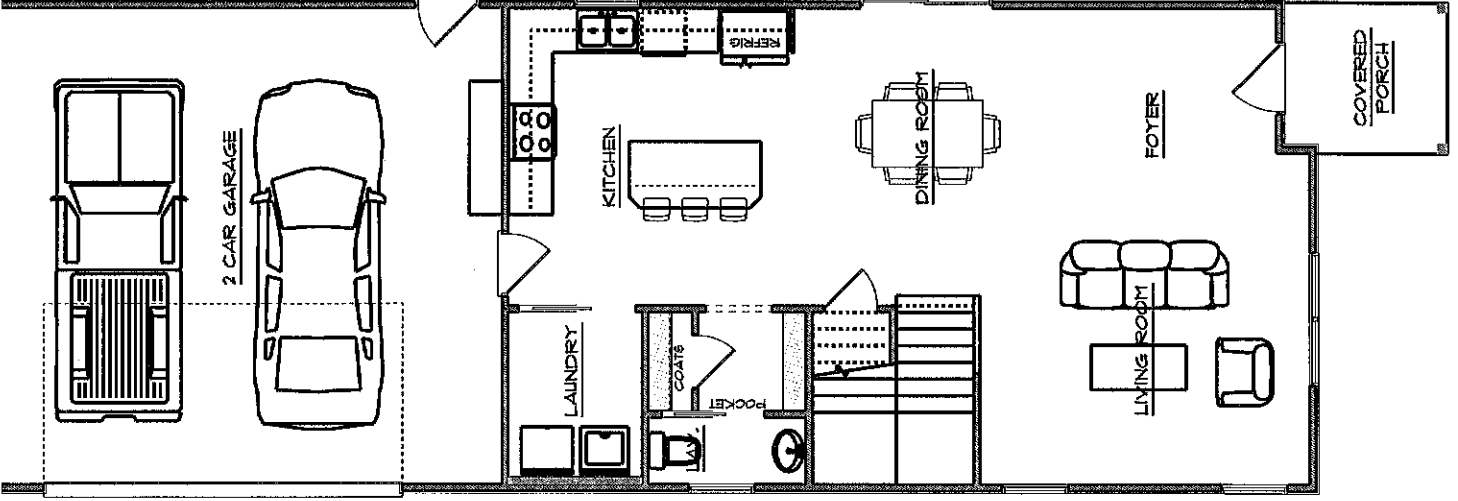


Top of Slab

REAR ELEVATION

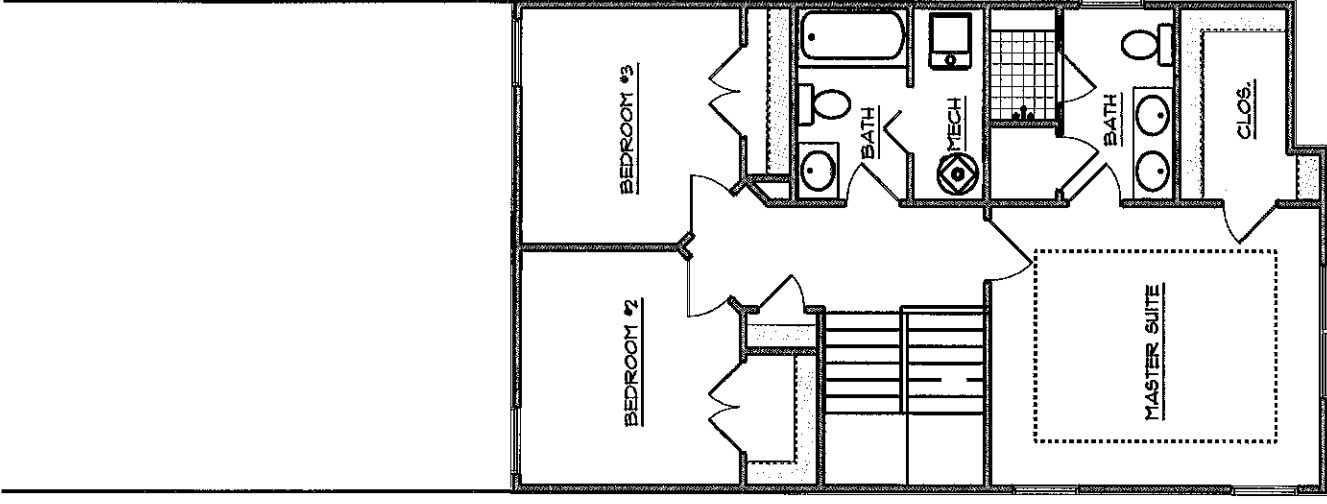


FRONT ELEVATION



FIRST FLOOR PLAN

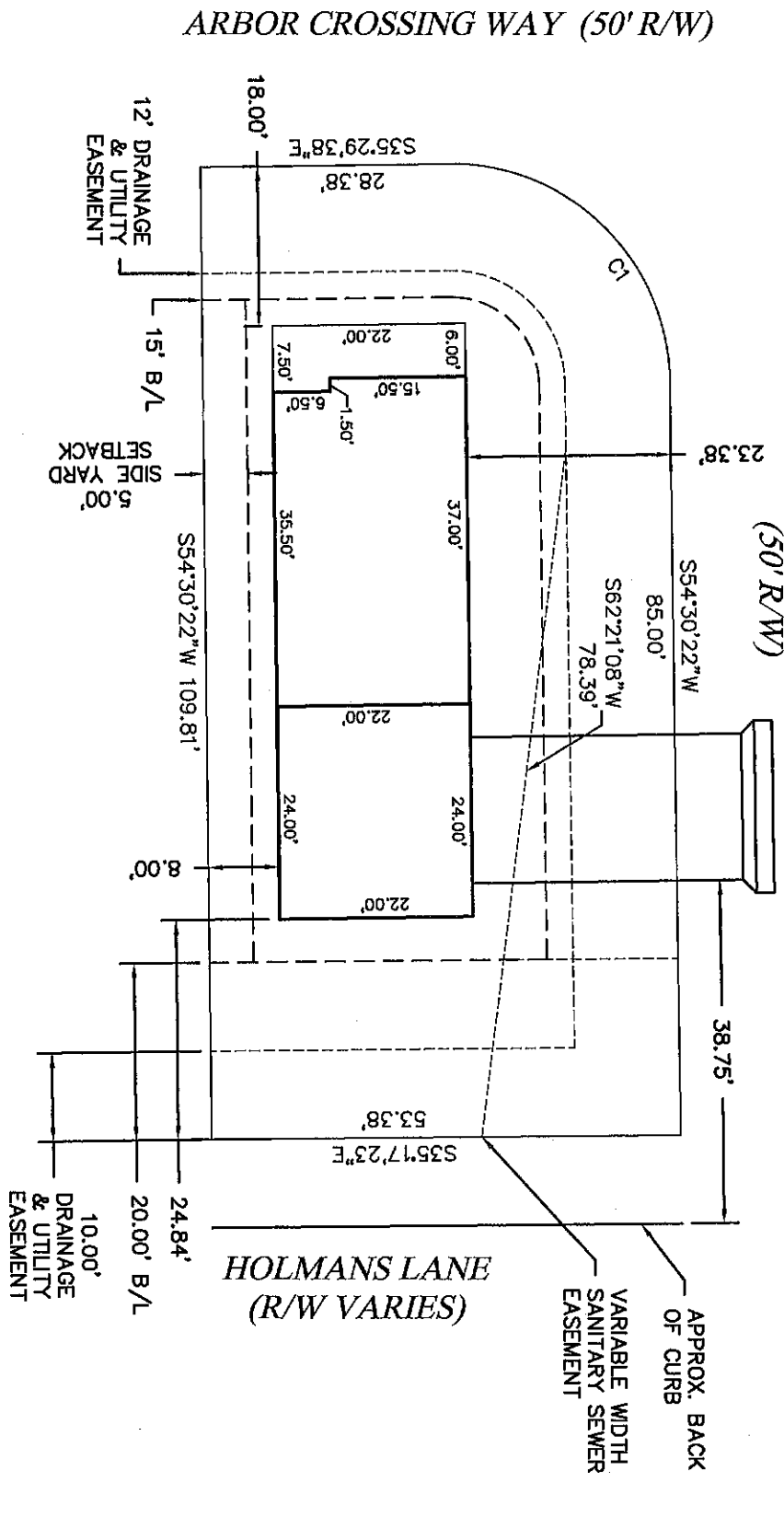
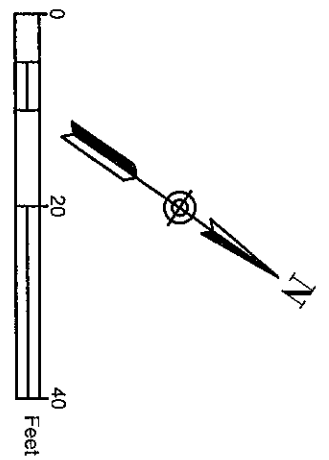
6-17-20-11



SECOND FLOOR PLAN

ARBORS CROSSING LOT 1

Curve Table				
CURVE #	ARC	RADIUS	BEARING	CHORD
C1	39.27°	25.00'	S09°30'22"W	35.36'



ARBOR CROSSING WAY (50' R/W)

HAMMONS LANE
(50' R/W)

HOLMANS LANE
(R/W VARIES)

APPROX. BACK
OF CURB
VARIABLE WIDTH
SANITARY SEWER
EASEMENT

12' DRAINAGE
& UTILITY
EASEMENT

10.00'
DRAINAGE
& UTILITY
EASEMENT

5' B/L
SIDE
YARD
SETBACK

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 LOT 1
THIENEMAN GROUP, LLC
ARBOR CROSSING
HOLMANS LANE, JEFFERSONVILLE,
CLARK COUNTY, INDIANA

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

301 E. CHESTNUT ST.
CORYDON, IN 47112
TEL: (812) 738-4124
FAX: (812) 738-6740
email: jcooperwalte@
ppa-eng.com

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