

## Warren & Sandra Araki

11698 Stickney Ct., Fishers, IN 46037

Hello,

We know that buying a home can be a challenging decision. Recognizing that, we would like to offer some additional information to aid you in making your choice.

We are original owners. The house itself is very "gently used" as we are retired empty nesters, non-smokers, no pets, and have followed the Japanese custom of removing our shoes when in the house. The house contains a number of features beyond the standard Pulte "Windsor" package, including: ceiling lights/fans in all bedrooms, integrated closets, painting, and extensive landscaping. There are many builder options added including: third car garage, additional windows in the den/sun-room, shower in the first floor bathroom, and finished basement.

You couldn't ask for better neighbors. We know all our neighbors on the Stickney Court culdesac by name and all but two homes have the original owners. We've regularly had at least one summer neighborhood backyard get-together and a winter (Xmas) party. The children range from pre-school to high school and all seem to play well with each other. In fact, you should expect on your move-in day, a visit from the "welcome wagon" (neighbor kids checking if you are coming with new playmates.)

All the schools in the Hamilton Southeast (HSE) School District, are consistently rated in the top of Indiana schools; in fact, HSE High School was named by *US News & World Report* as among the best in the nation. We have known Dr. Brian Smith, Superintendent of HSE School District, for many years and know he is dedicated to quality education challenging from "special-needs" to "gifted" students. You may want to know that the school bus stop is at the corner of Kittery Drive and Stickney Court.

Your real estate agent will probably tell you that Fishers is one of the fastest growing areas in the nation, and is frequently named as one of the best places to live. A recent study also had Fishers among the Top 10 "safest cities in America". Within Fishers, the "Meadowbrook" sub-division was named (by whomever decides such things☺) as the top neighborhood.

So, why are we selling our home at this time? We would like to move closer to family, and we also would like to do more extended travelling without the worries of home maintenance while we are away.

Sincerely,  
Warren & Sandra Araki