



# Bison Ridge Estates

9401 Frans Way Elwood, IN 46036  
Property Manager: Elizabeth Johns  
Phone: 765-551-1144



To Apply Go To:

[pmandmindiana.com/rental\\_listings](http://pmandmindiana.com/rental_listings)

It costs \$30 to apply for everyone 18 + older. Please upload a photo of your drivers license/state I.D, a months worth of paycheck stubs, and your most recent pet records (if you have a pet/pets).

---

## SENIOR VILLAS 55+OLDER - ALL UTILITIES INCLUDED

Security Deposit: \$500 or First Months Rent

Includes: Microwave, Stackable Washer+Dryer, Stove, Refrigerator, Dishwasher, Community Room, Sitting Room, Outside Patio with Fire Pit + Gas Grill.

Tenant Pays for Renters Insurance with \$100,000 Property Liability

1 Bedroom 1 Bathroom - 636 Square Feet  
\$905 (rent) + \$59 (utilities) = \$964 monthly

2 Bedroom 2 Bathroom - 970 Square Feet  
\$ 1095 (rent) + \$~~69~~<sub>69.00</sub> (utilities) = \$ 1164 monthly

---

## TRADITIONAL APARTMENTS

Security Deposit: \$700 or First Months Rent

Includes: Stackable Washer+Dryer, Refrigerator, Dishwasher, Stove, + Balcony/Patio. Plus we do all of the lawn care and snow removal for you! No Grills Allowed.

Tenant Pays for Electricity and Renters Insurance with \$100,00 Property Liability.

1 Bedroom 1 Bathroom - 767 Square Feet

\$975 (rent) + \$74.50 (water, sewage, trash) = \$ 1049.50 monthly

2 Bedroom 2 Bathroom - 917 Square Feet

\$ 1095 (rent) + \$84.50 (water, sewage, trash) = \$ 1179.50

## GARDEN APARTMENTS

Security Deposit: \$700 or First Months Rent

Includes: Attached One Car Garage, Patio, Stackable Washer+Dryer, Stove, Refrigerator, + Dishwasher. Grills are allowed!

Tenant Pays for Electricity + Renters Insurance with \$100,000 Property Liability

2 Bedroom 1 Bathroom - 994 Square Feet

\$ 1175 (rent) + \$74.50 (Water, Sewage, Trash) = \$ 1249.50 Monthly

2 Bedroom 2 Bathroom - 1079 Square Feet

\$ 1225 (rent) + \$84.50 (Water, Sewage, Trash) = \$ 1309.50 Monthly

---

## SINGLE FAMILY HOUSES - ATTACHED 2 CAR GARAGE

Security Deposit: First Months Rent

Includes: Every house has a 2-car attached garage, Washer+Dryer Hook-Ups, Stove, Refrigerator, Dishwasher, + Patio. Backyard overlooking the Elwood Golf Links Golf Course.  
Grills Allowed.

Tenant Pays for All Utilities (Gas, Electric, Water, Sewage, + Trash. Tenant is Required to Obtain Renters Insurance with \$100,000 Property Liability.

2 Bedroom 2 Bathroom - \$ 1595 Monthly

3 Bedroom 2 Bathroom - \$ 1695 Monthly

3 Bedroom 2 1/2 Bath- \$ 1695 Monthly

## AMENITIES

- Tenants are not responsible for lawn care or snow removal. Only Tenants in the Single-Family Homes have to remove snow from their driveways and porches.
- We have a playground, fitness center, and basketball court for all tenants to use.
  - The Senior Building has its own Fitness Center!
- We have garages we rent out to tenants.
  - They're \$95 a month, have electricity, and lights.
- We also rent out the Clubhouse for tenants only.
  - It costs \$75 to rent for 4 hours for any type of event you would like to have.
- Charcoal Grills, Picnic Tables, and Trash Cans behind the Traditional Building for tenants to use.
- We have a Gas Grill behind the office for any tenant to use anytime.

---

We do Require ALL Tenants to have Renters Insurance with \$100,000 Property Liability.

---

- We are Pet Friendly! We allow up to 2 pets per unit.
  - We charge an initial pet registration fee of \$350.00 and it's a One-Time Fee
  - Each pet is an extra \$30 a month.
  - We do require proof of vaccination prior to moving in and yearly at renewal.
- Pets in the Senior Building cannot Exceed 40 pounds at Full Growth
- Pets in the Traditional Building cannot Exceed 40 pounds at Full Growth
- Pets in the Garden Apartments cannot Exceed 50 pounds at Full Growth
- Pets in the Single-Family Houses Do Not Have a Weight Limit

If you would like more information please call 765-551-1144 and you can email to [ejohns@pmandm.net](mailto:ejohns@pmandm.net)