

4507 W South Oval Rd Features Sheet



RABY & COMPANY

- New Roof -Nov 2024
- CUSTOM Kitchen Updates: soft close cabinets, huge pantry, quartz countertops, upgraded Bosch appliances, induction cooktop, double oven, under cabinet LED lights, reverse osmosis system
- Engineered Hardwood Floors
- All updated vinyl windows/sliding doors -2020, 2021 & custom cell shade blinds
- MIL setup with full 2nd kitchen & quartz countertops in daylight basement
- Attic insulation increased to R-38
- Mitsubishi (Hyper Heat) high efficiency mini split (works below freezing temps) -new 2020 *serviced Feb 2025*
- Morso Wood Burning Insert w/ electric blower (routine service) & 1 cord of wood included
- Fully fenced w/ gates. Property corners marked
- New asphalt driveway -June 2023
- 50 x 30 ft Sport Court - Full basketball court & pickle ball w/ painted lines & outdoor lights
- Professional concrete curbing
- John Deere Zero Turn Mower - available for purchase (can mow yard in approx 45 min)
- Insulated garage and NEW insulated garage door -Dec 2024
- Generator switch for power outages - Craftsman Generator (available for purchase)
- 2 storage sheds, 12 x 16ft , 10 x 13ft
- 5 Raised garden beds
 - Fruit trees (apple, plum, pear) & blueberry bushes
- Custom Double Front Door
- Gym flooring (credit for carpet if requested)
- Xfinity High Speed Internet

Custom Kitchen Update:

- Soft close cabinets
- Huge pantry
- Under cabinet LED lighting
- Quartz countertops
- Upgraded Bosch appliances
- Induction cooktop
- Double oven
- Reverse osmosis system
- Extra island shelving and outlets
- Storage cabinets under the FLOATING countertop