

# 4506 SYLVAN ROAD

## ADDITIONAL INFO

### *Mechanicals:*

- HVAC: 2024
- Water Heater- November 2024
- Refrigerator: 2023
- Dishwasher: 2023
- Cooktop & Exhaust Hood: 2023
- Garbage Disposal: 2023
- Washer: 2019
- Dryer: 2022
- Sump Pump & Backup: 2022

### *Interior Improvements: Since 2020*

- 50k Custom Kitchen Renovation including picture window, flooring, and all new appliances (except built-in double oven)
- Primary Bathroom Fully Remodeled with walk in shower
- Perimeter Drain around entire perimeter of Basement
- Family Room Flooring
- Carpet
- Primary Bedroom Remodeled with Walnut Flooring
- Replaced all doorknobs, hinges, electrical outlets, and light switches
- Spray Foam Insulation in Attic over Garage (15 inches)
- Fresh Paint
- Shoe Closet
- Finished Basement including Workshop, Workout Room, Laundry Room, Epoxy Flooring
- Sump Pump, Ejector Pit, Battery Backup
- Main Floor Bath Backsplash
- Built In Garage Storage



## *Exterior Improvements: Since 2020*

- 24k Concrete Driveway
- 10k Stamped Concrete Back Patio
- Garden Beds, Hardscaping and Landscaping
- Tiled Second Story Patio
- Fence
- Refurbished Sunroom Chimney with Brick Seal & New Cap
- Fresh Paint
- Repaired Front Porch Posts
- Removal of Ivy on Exterior

## *The Seller's Favorite Things About the Home:*

1. The abundance of wildlife around the neighborhood.
2. The kitchen and dining area, especially the HUGE island—perfect for cooking and entertaining!
3. It's equipped with incredible amenities including a workshop, gym, ample storage, and plenty of space!
4. Miles of scenic space for walking, running, and biking throughout the neighborhood.
5. Prime location—just 1 mile from I-65, 10 minutes to downtown Indy, and 10 minutes to Broad Ripple.
6. Friendly, welcoming neighbors.
7. Exceptional outdoor living spaces, featuring a second-story balcony, a concrete patio with a pergola, and stunning landscaping.
8. Elegant crown molding throughout the home.
9. The spacious and comfortable bedrooms.
10. The beautifully renovated kitchen and primary bathroom.



## *Inclusions:*

- All Ceiling Fans, Light Fixtures, & Blinds
- Smart Doorbell
- Pergola
- Windows in Sunroom
- Appliances: Washer, Dryer, Whole House Water Filter, Dishwasher, Refrigerator, Exhaust Hood, Cooktop, Built-in Oven

## *Exclusions:*

- Microwave
- Flag Pole
- Basement Freezer
- Safe
- Rodi Filter (for fish tank)

## *Utility Information:*

- Water, Sewer, Gas: Citizens Energy, average \$161.62/month
- Electric: AES Indiana, average \$98.97/month
- Trash/Recycling: Republic- trash is included in taxes, recycling is \$9.65/month
- Internet/Cable: ATT

