

# 5754 Rawles Ave. Features and Amenities

## Area Amenities:

- Just a few blocks to South Irvington Shopping, Local Restaurants, Sahn's Tavern, Coffee and Ice Cream Shops, and the Irvington Library
- Near South Irvington Circle Park, a place for outdoor concerts and community gatherings
- Convenient to Ellenberger Park, Offering a Swimming Pool, a Baseball and Football Field, Tennis Courts, Sand Volleyball, Walking and Biking Trails, Ice Skating, Pleasant Run Creek, Playgrounds, and Picnic Shelters, and is Home to Farmers' Markets, Guild of Artists Events, and Symphony at the Park
- Irvington Charter Schools [www.ics-charter.org](http://www.ics-charter.org) plus great Public School Options
- Easy Interstate Access and 7 Minutes to Downtown

## Exterior Amenities:

- Large covered front porch
- Screened back porch plus a wood deck
- Refurbished windows
- Fenced backyard
- Mini barn
- Concrete driveway
- Freshly painted exterior

## Interior Amenities:

- Open kitchen with granite kitchen countertop, waterfall edge, and breakfast bar
- Upgraded soft close cabinetry with crown molding
- Tile backsplash and exposed chimney accent the kitchen
- Stainless steel kitchen appliances included
- Brand new bathroom featuring a subway tile surround and nice vanity
- Huge finished basement with lots of extra living space
- New LVP flooring and fresh paint throughout
- New lighting, doorknobs, outlets, and light switches
- Added recessed lighting to the living space
- New ceiling fans with remotes in the bedrooms
- 2" mini blinds included
- Walk to the Pennsy Trail, South Irvington Shops, and South Circle Park

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