

Property Features & Upgrades

Move-in ready | Major systems updated | Walk to elementary and middle school

THE HEAVY HITTERS

New Roof (house & garage, 2021)

Foundation Repair (2026, transferable warranty)

AC upgraded 4 to 5 ton, new ductwork, enlarged returns, new furnace (2024)

New Siding (house & garage), gutters, exterior paint (2025)

New Water Heater (2026)

New Breaker Box; remodeled master shower (2021)

UPGRADES BY YEAR

2026

- Foundation repair (transferable warranty)
- Replaced hot water heater
- Replaced attic stairs
- Fireplace redone
- Stairs rebuilt
- Interior paint
- Landscaping

2025

- New siding on house and garage
- Gutters replaced
- House and garage painted

2024

- Fence replaced: back property line and breezeway
- AC upgraded from 4 ton to 5 ton
- Ductwork replaced; air returns enlarged
- Furnace replaced

2021

- New roof on house and garage
- Attic fan replaced
- Master shower remodeled

2015

- Second-floor carpet replaced with wood-look vinyl/laminate flooring
- Second bathroom flooring replaced

2002

- Half bath redone

Also

- Breaker box replaced
- Outlets added at front and back of house
- All toilets replaced with high-profile toilets
- New ceiling fan in living room

LOT, LOCATION & PEACE OF MIND

- Large yard with mature trees
- Cedar fence along back property line; seller willing to install a gate if buyer requests
- No back neighbor: backs up to Fiest Elementary
- Elementary and middle school within walking distance
- Rainbird irrigation system, front and back
- 24/7 lights on garage; driveway-side house light comes on at night
- House has never flooded; not in a flood zone