STANFIELD PROPERTIES

13622 CANYON RANCH DRIVE

IMPROVEMENTS & PROPERTY FEATURES

ALL-BRICK PERRY HOME | BUILT IN 2017

2,304 sq. ft. per appraisal • 4 bedrooms • 2 baths • single-story design

EXTERIOR & OUTDOOR LIVING

- All-brick exterior with no siding
- Custom solid wood front door with Flemish glass (2022)
- Programmable keypad entry lock and upgraded latch (2022)
- Front and rear eave lights controlled by phone app (2022)
- Garage doors and front door trim repainted (2026)
- Extended covered patio with ceiling fan added (2025)
- Substantial brick rear fence; no rear neighbors

INTERIOR IMPROVEMENTS

- No carpet; luxury vinyl plank installed in bedrooms and flex room (2023)
- Upgraded tile flooring selected through Perry Homes
- Upgraded baseboards, doors and door hardware (Perry)
- Ceiling fans added to all rooms (2023)
- Large closets in bedrooms; two separate primary closets
- Abundant windows and natural light

KITCHEN & BATHROOMS

- Dishwasher replaced (2022); microwave upgraded (2025)
- Bathroom faucets and lighting upgraded (2023)
- Bathroom exhaust fans replaced (2026)

ELECTRICAL & STORAGE

- Ceiling recessed lights upgraded to LED
- Laundry room outlet installed by licensed electrician (2025)
- Additional attic decking for storage (2025)
- Utility room with space for extra refrigerator

MAINTENANCE & CARE

- Air conditioning and furnace maintained by Weeks Service Company (ongoing)
- Dryer vent inspected and cleaned by Lord’s Chimney
- Quarterly pest control service (ongoing)

COMMUNITY & LOCATION

- Shadow Creek Ranch master-planned community
- Multiple community pools, water-play amenities and recreation centers
- Tennis and basketball courts, clubhouse and playgrounds
- Walking trails, landscaped lakes and neighborhood parks
- Seller reports nearby trails and two parks
- Seller reports limited traffic on street behind property

ADDITIONAL INFORMATION

- Seller reports existing flood insurance may be transferable; subject to insurer confirmation

Information provided by seller; buyers should independently verify.