



Listing Information

13122 Kimberley Lane

- **Sellers favorite features of the home:**

- Friendly neighbors; lots of families
- Walking distance to top-rated Rummel Creek Elementary
- Oversized lot due to side easement
- Mature landscaping in front and back (previous Yard of the Month winner!)
- Large deck with pergola cover, outdoor lighting and covered outdoor grill area
- Gas grill with dedicated supply line
- Gas line stubbed to kitchen for installation of gas range oven
- Huge den/game room addition with vaulted ceiling and floor to ceiling windows
- Flexible living and dining areas flow well for optimal entertaining areas
- Separate office space at the back of home for privacy
- Large, walk-in pantry
- Customized (ELFA) master bedroom (2) and upstairs hallway closets
- Lots of storage in garage area including storage shed open to the backyard
- Active women and men's clubs in the neighborhood

- **Age/condition of the following, per Sellers:**

- Roof – 2002
- Kitchen appliances – 2014
- Water Heater – 2017
- HVAC – 2017 (Main air conditioner and ducting throughout house)
- Heater - 2014
- Windows – 2014
- Electrical service panel – 2014 (Main House)
- Sprinkler system – 2015
- Drainage – 2014
- Patio and Outdoor Kitchen, including subsurface drain system – 2014
- New wood flooring & carpet – 2019
- Interior & Exterior Full Repaint – 2019
- Interior Lighting System Update – 2019
- Exterior Doors Replaced – Front 2014, Kitchen, Garage to Deck, House to Garage – 2019
- New Garage Door – 2015
- Full Yard Mosquito System - 2016

- **Average monthly utility costs (across 12 months)**

- Electricity: \$ 345, Gas: \$ 45, Water: \$ 250
- Memorial Plaza HOA Dues: \$365/annually
 - Fees include backdoor trash pick-up (2x/week), curbside recycling pick up (1x/week), neighborhood pool and park use, community landscaping/maintenance, precinct constable full-time security surveillance

