



*12627 Hobbs Terrace Dr*

*Property Features*

- *3 Bedrooms, 2 ½ Baths*
- *Over-sized 10,762sqft, Corner Lot*
- *Downstairs primary bedroom*
- *Primary Bathroom w/Separate Standing Shower, Garden Tub & Walk-in Closet*
- *Solid Surface, Corian Counters*
- *High Ceilings*
- *Stainless Steel Kitchen Appliances w/Gas Range*
- *Upstairs Gameroom*
- *Sprinkler System in Front and Backyard*
- *Extensive Landscape Lighting in Backyard*
- *Fully-Fenced Backyard*
- *Large Storage Shed w/125 Amp Electrical Switch*
- *Gas Plumbing for Outdoor Grill*
- *Approx. 15x30sqft Covered Patio w/Fans and Recessed Lighting*
- *Covering for Pool Equipment*
- *Updated Pool Pump & Polaris Pump*
- *Tall 42" Kitchen Cabinets*
- *Double-wide Driveway*
- *Epoxy Garage Flooring*
- *Ceiling Fans Throughout*
- *Solar Attic Fan for Extra Efficiency*
- *Gas-log Fireplace*
- *Swimming Pool w/Elevated Waterfalls, Umbrella Insert, Pool Chair Sun Deck & Tile Coping*
- *Backyard Landscape Lighting and Decorative Garden Fencing*
- *Double-wide Fence Gate for Large Backyard Access*

*Roof Age: Approx. 2020*

*Water Heater Age: Approx. 2022*

*Condenser Age: Approx. 2020*