



UPDATES AND IMPROVEMENTS * 13306 PINEROCK

- **ROOF – 2010/2019**
- **WINDOWS – 2012**
- **A/C CONDENSER/COMPRESSOR – 2016**
- **POOL & SPA – 2017**
- **HOME REMODELED END OF 2019**
 - **REMODELED KITCHEN**
 - **EXTENDED KITCHEN, UTILITY ROOM & LIVING ROOM**
 - **ADDITIONAL FAMILY ROOM (UP)**
 - **ADDITIONAL FULL BATH (UP)**
 - **COVERED PATIO**
 - **NEW AIR DUCTS & ZONES**
 - **NEW CARPET (UP)**
 - **ALL NEW SIDING & PAINTING**
 - **NEW WINDOWS (BACK)**
 - **TANKLESS WATER HEATER**
- **POOL DECK OVERLAY - 2020**
- **NEW DRIVEWAY -2020**
- **AIR COIL- 2022**
- **MOSQUITO SYSTEM - 2023**

-Zoned to highly acclaimed schools: Wilchester Elementary, Memorial Middle & Stratford High School
-5 minute drive to City Centre Shopping and Restaurants
-5 minute drive to Memorial City Mall
-neighborhood women's and men's social groups
-neighborhood pools and swim team, tennis courts and playground

***PER SELLER**