

# Property Highlights & Upgrades: 13220 Misty Sage Dr.

## Property Overview:

- Year built: 2006
- 3,386sqft – Appraisal District / 3,814– Appraisal (2020)
- 1.5 story - 5 bed | 4.5 bath | study/office | formal dining
- 3 car garage
- 21,873sqft LOT W/ POOL, extended covered patio, and pergola w/ built in grill/fireplace
- NO CARPET
- Walk-in closets throughout!

## Property Highlights:

### **HOMEOWNER UPGRADES**

#### **Interior**

- ROOF REPLACED IN 2020!
- HVAC units upgraded in 2023 and 2024!
- Water heaters – 2020 / 2024
- NEW luxury vinyl plank throughout (tile in bathrooms) – NO CARPET
- New toilet in half bath
- Floored attic space
- Remote controlled fireplace in primary bedroom
- Water softener


#### **Exterior**

- New fence – rear and left side
- Upgraded outdoor kitchen island w/ built in grill
- Backyard short fence added – 2023
- Built in shelves in garage

\*NOTICE to BUYER: This form has been completed solely by the home occupant/seller. Realty ONE Group Iconic, its management, and associates have no knowledge of the information contained herein and make no representation or warranties regarding the accuracy of the information contained herein. \*

Seller \_\_\_\_\_

Buyer \_\_\_\_\_

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Seller \_\_\_\_\_

Buyer \_\_\_\_\_

