



713 LINDEN RIDGE DRIVE FEATURES LIST

Presented by Rachel Lowe

Hodge &
Kittrell

Sotheby's
INTERNATIONAL REALTY

FEATURES & UPGRADES

3 BEDROOMS | 2 FULL BATHS | 1 HALF BATH | 2,060 SQ FT

UPGRADES

- Roof - 2017 (all skylights replaced at this time)
- House painted - 2018
- HVAC #1 replaced - 2014 (downstairs)
- HVAC #2 replaced - 2018 (upstairs)
- Washing machine purchased - 2018
- Dryer purchased - 2012
- Refrigerator purchased - 2022
- Hall bath partial renovation (floor, toilet, vanity) - 2010
- Primary bathroom renovation - 2015
- Deck railing replacement and partial deck support - 2025
- Windows - all except the kitchen windows have been replaced since our ownership - 2008
- Screened porch - new panels and screening 2024 (ceiling fan new 2026)
- All house surge protector - 2026
- Tankless water heater - 2016
- New garage door opener with remotes and exterior entry - 2025
- Dishwasher - 2015
- Range - 2017
- Foundation reinforcement plus crawl space encapsulation with dehumidifier and sump pump
 - Completed over last 3 years - most recent 2026



FEATURES

- Bright eat-in kitchen with island
- Bay windows
- Bright front dining room with tray ceiling
- Crown molding
- Wainscoting
- Updated bathrooms
- Upstairs bonus room
- Peaceful screened in porch with vaulted ceiling and ceiling fan
- Beautifully landscaped backyard
- Spacious back deck
- Community pool



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