

PROPERTY FEATURE SHEET

13680 SW 26th St, Davie, FL

PROPERTY SIZE

Under Air	3,472 sq. ft.
Adjusted Square Footage	4,210 sq. ft.
Total Square Footage	5,246 sq. ft.
Lot Size	1 acre

AIR CONDITIONING

System 1	1-ton unit, installed 2024 – serves a portion of the home
System 2	5-ton unit, installed late 2024 / early 2025 – serves the remaining portion of the home

WATER HEATERS

Tanks	Two water heater tanks, installed 2023
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ROOF

Main House	2018
Garage	2018

WINDOWS & DOORS

Main House	All windows and doors are impact-rated
Garage	Storm panels (screw-in) for garage windows

WATER SYSTEM

Water Source	Private well water – no monthly water bill
Sewer	Septic tank
Filtration	Reverse osmosis system at kitchen sink and refrigerator – unit replaced in 2020, all components including membranes replaced April 2025
Pool Pump	1 year old

RENOVATIONS

Master Bathroom	Fully renovated in 2018
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ADDITIONAL SYSTEMS

Irrigation	Sprinkler system installed for the home
Appliances	All appliances are electric

ANNUAL INSURANCE COSTS

Homeowners Insurance	\$15,000 / year
Flood Insurance	\$1,300 / year

Information deemed reliable but not guaranteed. Buyer to verify all information independently.