



SCAN FOR DETAILS

SPECIAL FEATURES & UPDATES

13575 SW 72nd Ct, Pinecrest, FL 33156

4 BD | 3.5 BA + office | 3,131 LIV SF | 17,990 SF Lot (0.41 Acre)

★ COMPLETE 2024 TURNKEY IMPROVEMENTS ★

NEW 2024 ROOF SYSTEM

Complete replacement of main pitched and flat roof with new fascias, soffits & **transferable 8-year warranty**.

NEW 2024 PVC PLUMBING & WATER HEATERS

Full PVC drain & copper inline plumbing (zero cast iron) plus **new dual tankless water heaters** (Rinnai gas & Stiebel electric).

NEW 2024 ELECTRICAL PANEL & WIRING

Upgraded electrical panel & wiring plus **all FPL lines buried underground** directly to home (zero overhead lines).

NEW 2024 FULL IMPACT GLASS

Complete 7/16" hurricane impact glass windows and doors providing maximum storm protection & energy efficiency.

NEW 2024, 2022 DUAL HVAC

Dual central A/C systems featuring **2024 air condensers**, 2022 air handler & 2024 Trane air handler, paired with brand-new fully replaced ductwork.

NEW 2024 RESURFACED POOL & DECK

Freshly resurfaced 30' x 20' pool, brand-new pump equipment, sand filter & raised wooden deck.

INTERIOR UPDATES

- **Aesthetic & Layout:** California-inspired design featuring wide-plank European oak flooring, cool travertine stone underfoot, and custom cabinetry throughout. Light-filled bonus room / study.
- **Chef's Kitchen & Butler's Pantry:** Showstopping 57.5" x 11'10" Quartzite island, custom cabinetry, dedicated Butler's pantry, premium Fulgor Milano propane gas cooktop & oven (2022), Monogram refrigerator (2023), and dishwasher **2024**.
- **Primary Sanctuary:** Primary suite fit for royalty with custom designed Moroccan-style walk-in closet and a sumptuous spa-inspired bath with deep soaking tub, oversized rainfall shower and private water closet.
- **HVAC & Air Distribution:** Dual central A/C systems featuring 2024 air condensers, a 2022 air handler, and a 2024 Trane air handler, paired with brand-new fully replaced ductwork and linear diffusers **2024**.
- **New 2024 Dual Tankless Water Heaters:** Brand-new 2024 dual tankless water heater setup featuring a **Rinnai gas tankless unit** for living/kitchen areas and a **Stiebel electric unit** for bedroom quarters **2024**.
- **Laundry Room:** Dedicated washer & dryer **2024** featuring additional hookups to accommodate a dual washer and dryer setup.

EXTERIOR & GROUNDS

- **Resort-Style Grounds:** Set on a nearly half-acre corner lot (17,990 SF) on a quiet street. Features a resurfaced 30' x 20' pool **2024**, full outdoor kitchen with built-in grill, and raised wood deck shaded by a majestic oak.
- **Gas & Utilities:** 120-gallon propane tank supplying cooktop, oven, dryer, and Rinnai tankless water heater. Municipal water supply and septic system (serviced/inspected 2024).
- **Community & Location:** Prime Pinecrest location assigned to top-tier schools (Howard Drive Elementary, Palmetto Middle, Miami Palmetto Senior High) with zero HOA fees.

THE SANABRIA TEAM

COMPASS

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