

MLS# 11381861 Sold

[1241 McMahan Drive , Lewisville\\*, 75077-2502\\*](#)

(17)

LP\$230,000 

**Category:** Residential  
**Area:** 41 \* / 3 \* **Map:** DA \* / 0550 \* / W \*  
**Subdiv:** Ridgeview Estates \*  
**County:** Denton County, TX\*  
**Parcel ID:** S13649a00000c000000010000\*  
**Lot:** 1 \* **Blk:** C \* **Multi Prcl:** No **MUD Dst:** No

**Type:** Single Family  
**Also For Lease:** No  
**Plan Dvlpmnt:**  
**Legal:** Ridgeview Estates Blk C Lot 1 \*  
**Unexempt Taxes:** \$4,580 \*

**Orig LP:** \$230,000  
**Low:**  
**Lst \$/SqFt:** \$56.52

**Bedrooms:** 4 **Tot Baths:** 3.1 **Liv Areas:** 4 **Dining Area:** 2 **Story:** 2 **Pool:** No  
**Fireplaces:** 2 **Full Baths:** 3 **Levels-1st:** 1 **2nd:** 2 **3rd:** 3 **Bsmt:**  
**Sec Sys:** Yes **Half Baths:** 1 **Levels-1st:** 1 **2nd:** 3 **3rd:** **Bsmt:**

**SqFt:** 4,069 \* / Tax **Yr Blt:** 2003 \* / Preowned **HdcpAm:** No  
**# Gar Spaces:** 2 **Gar Size:** 19x18 **# Carport Spaces:** 0 **Cvrd Park:** 2  
**Acres:** .17 \* **Lot Dimens:** 7420 SF **Will Subdiv:** No  
**HOA:** None **HOA Dues:** \$ /  
**Media:** 17 / 1 / 0 **PAR:** Y **HOA Includes:**

[Documents](#)

**School Dist:** LEWISVILLE ISD \*

**Bus:** **Type:** E **Name:** VALLEYRIDG  
**Bus:** **Type:** M **Name:** HUFFINES  
**Bus:** **Type:** H **Name:** LEWISVILLE  
**Bus:** **Type:** **Name:**

**Living 1:** 22 X 14 / 1 **F Dining:** 12 X 13 / 1 **Mstr BR:** 18 X 19 / 1  
**Living 2:** 15 X 13 / 1 **Breakfast:** 13 X 10 / 1 **Bedroom 2:** 18 X 11 / 2  
**Living 3:** 15 X 13 / 2 **Kitchen:** 16 X 13 / 1 **Bedroom 3:** 11 X 12 / 2  
**Study:** **Other Rm:** 16 X 13 / 2 **Bedroom 4:** 11 X 12 / 2  
**Utility:** 8 X 6 / 1 **Other Rm:** **Bedroom 5:**

**FEATURES**

**Lot Size / Acreage:** Less Than .5 Acre  
**Interior Features:** Cable TV Available, Plantation Shutters  
**Housing Type:** Single Detached  
**Heating / Cooling:** Central Air-Electric, Central Heat-Gas  
**Style Of House:** Traditional  
**Energy Efficiency:** Ceiling Fan(s), Gas Water Heater, Thermo Windows  
**Lot Description:** Corner  
**Exterior Features:** Patio Open  
**Construction:** Brick  
**Foundation:** Slab  
**Utility Room:** Dryer Hookup-Elec, Dryer Hookup-Gas, Full Size W/D Area, Separate Room  
**Roof:** Composition  
**Fireplace Type:** Gas Logs  
**Type Of Fence:** Wood  
**Alarm / Security Type:** Burglar, Fire/Smoke  
**Parking / Garage:** Attached, Opener, Rear  
**Street / Utilities:** City Sewer, City Water, Concrete, Curbs, Sidewalk  
**Bed / Bath Features:** Fireplace in Master, Jack & Jill Bath, Separate Shower, Walk-in Closets  
**Specialty Rooms:** Game Room  
**Kitchen Equipment:** Built-in Microwave, Dishwasher, Disposal, Freestanding Range-Gas  
**Assumption Info:** Not Assumable  
**Kitchen Other:** Breakfast Bar  
**Possession:** Negotiable  
**Flooring:** Carpet, Ceramic Tile, Vinyl  
**Showing:** Call-Key Box, Centralized Showing Serv.

**REMARKS**

**Property Description:** Large 2 story in LISD. Loads of living space and bedrooms are separated into 3 areas. Master is down w-see-thru FP to bath. Combination formals allow for flexibility of usage. Lrg open kitchen 2-island, cer-tile backsplash & stainless appliances. Lrg brkfst bar. Kitchen is open to family room which is open to top of 2nd floor area. Gas log fireplace. 2 living areas up. 1 large bedroom & 2 additional bdrms w-bonus area up.

**Directions:** East on Valley Ridge from Garden Ridge or west from I-35, North on McMahan

**LO:** [RSTRE01](#) RT Real Estate**LA:** [0287108](#) Rex Themar**Prepared By:** Rex Themar / RT Real Estate

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