

MLS# 11346860 Sold

1425 Snowberry Drive , Allen*, 75013-4663*

LP\$207,000 

Category: Residential
Area: 51 * / 1 * **Map:** DA * / 0459 * / S *
Subdiv: Avondale *
County: Collin County, TX*
Parcel ID: R864800c01201*
Lot: 12 * **Blk:** C * **Multi Prcl:** No **MUD Dst:** No

Type: Single Family
Also For Lease: No

Plan Dvlpmnt:
Legal: Avondale, Block C, Lot 12 *

Orig LP: \$214,000
Low:
Lst \$/SqFt: \$75.35

Unexempt Taxes: \$5,098 *

Bedrooms: 3 **Tot Baths:** 2.1 **Liv Areas:** 3 **Dining Area:** 2 **Story:** 2 **Pool:** No
Fireplaces: 1 **Full Baths:** 2 **Levels-1st:** 1 **2nd:** 1 **3rd:** 3 **Bsmt:**
Sec Sys: Yes **Half Baths:** 1 **Levels-1st:** 1 **2nd:** 3 **3rd:** 3 **Bsmt:**

SqFt: 2,747 * / Tax **Yr Blt:** 2006 * / Preowned **HdcpAm:** No
Gar Spaces: 2 **Gar Size:** 19x18 **# Carport Spaces:** 0 **Cvrd Park:** 2
Acres: .107 * **Lot Dimens:** **Will Subdiv:** No
HOA: Mandatory **HOA Dues:** \$348 / Semi-Annual
Media: 17 / 1 / 0 **PAR:** Y **HOA Includes:** Other

[Documents](#)**School Dist:** ALLEN ISD *

Bus: Type: E Name: KERR	Living 1: 18 X 16 / 1	F Dining: 13 X 11 / 1	Mstr BR: 16 X 14 / 1
Bus: Type: M Name: ERECKSON	Living 2: 11 X 12 / 1	Breakfast: 10 X 10 / 1	Bedroom 2: 12 X 12 / 2
Bus: Type: J Name: LOWERY	Living 3: 21 X 16 / 2	Kitchen: 11 X 13 / 1	Bedroom 3: 12 X 12 / 1
Bus: Type: H Name: ALLEN	Study:	Other Rm:	Bedroom 4:
	Utility: 6 X 6 / 1	Other Rm:	Bedroom 5:

FEATURES

Lot Size / Acreage: Zero Lot
Interior Features: Cable TV Available, Vaulted Ceilings
Common Features: Playground
Housing Type: Single Detached
Heating / Cooling: Central Air-Electric, Central Air-Gas
Style Of House: Traditional
Energy Efficiency: Ceiling Fan(s), Gas Water Heater, Thermo Windows
Lot Description: Interior Lot
Exterior Features: Gutters, Lighting System, Patio Covered, Sprinkler System
Construction: Brick
Foundation: Slab
Utility Room: Dryer Hookup-Elec, Full Size W/D Area, Washer Hookup
Roof: Composition
Fireplace Type: Gas Starter, Wood Burning
Type Of Fence: Wood
Alarm / Security Type: Owned
Parking / Garage: Attached, Opener, Rear
Street / Utilities: City Sewer, City Water, Concrete, Curbs, Sidewalk
Bed / Bath Features: Separate Shower, Split Bedrooms, Walk-in Closets
Kitchen Equipment: Built-in Microwave, Cooktop-Gas, Dishwasher, Disposal, Oven-Electric, Vent Mechanism
Assumption Info: Not Assumable
Kitchen Other: Breakfast Bar
Possession: Negotiable
Flooring: Carpet, Ceramic Tile
Showing: Appointment-Apt Svc Only, Centralized Showing Serv., Sign on Lot

REMARKS

Property Description: PRICE REDUCED!! Very nice DR Horton Home. Attractive drive-up appeal with rock and brick. The home is well kept. There is ceramic tile in the Entry, Kitchen and Breakfast areas. The Kitchen has a gas cooktop and beautiful wood cabinets. The Family Room is very comfortable with a WBFP-gas start. Split bedroom floor plan with a large master bedroom down and two bedrooms on the second floor. There is a large living area on the 2nd floor.

Directions: SE on Alma from SH 121, SW on Waterford, SE on Lancaster Gate, SW-W on Snowberry. Home is on the south side of Snowberry.

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

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The Kitchen has a breakfast bar and is open to the Family Room. Gas cooktop and plenty of counter space for your meal preparation!



This is the view of the Kitchen from the Family Room.



This Breakfast Area is located across from the Kitchen and has windows to the Covered Patio and side yard.



The Formal Dining Room is located at the front of the home to the right of the Entryway.



Located across from the Formal Dining Room is the Formal Living Room. There is a good sized storage closet in this room.



Comfortable Family Room with gas start wood burning Fireplace.

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Photo Gallery MLS# 11346860



This view is looking from the back of the house through the Family Room toward the Kitchen, Breakfast Area, Stairwell and Entryway.



The large Master Bedroom is located on the first floor. The bathroom has a separate shower and tub and there is a large walk-in closet.



View of the Stairwell leading from the first floor to the second floor Living Area.



View of the Second Floor Living Area toward Stairwell.



View of the Second Floor Living Area from the Stairwell



Second Bedroom (upstairs)

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Photo Gallery MLS# 11346860



Third Bedroom (upstairs)



Second Floor Bathroom



Covered patio for entertaining. Accessed from Family Room.



Low maintenance backyard.

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