

1917 Brookhill Drive, Garland, Texas 75043

MLS#: **20048130 N Active**
 Property Type: **Residential**
 Recent: **05/04/2022 : NEW**

1917 Brookhill Drive Garland, TX 75043-7612
 SubType: **Single Family**

LP: **\$525,000**
 OLP: **\$525,000**



Also For Lease: **N** Lst \$/SqFt: **\$178.94**
 Subdivision: **Hillside on the Lake**
 County: **Dallas** Lake Name: **Ray Hubbard**
 Country: **United States** Lse MLS#:
 Parcel ID: **26263000020070000** Plan Dvlpm:
 Lot: **7** Block: **2** MultiPrcl: **No** MUD Dst: **No**
 Legal: **HILLSIDE ON THE LAKE BLK 2 LT 7 ACS 0.1205**
 Unexmpt Tx: **\$10,842**
 Spcl Tax Auth: **No**

Beds: **4** Tot Bth: **4** Liv Area: **2**
 Fireplc: **1** Full Bath: **3** Din Area: **1** Pool: **No**
 Half Bath: **1** Adult Community: **No**
 Smart Home App/Pwd: **Yes**

SqFt: **2,934/Assessor**
 Appraiser:
 Yr Built: **2016/Assessor/Preowned**
 Lot Dimen:
 Subdivide?: **No**
 HOA: **Mandatory**
 HOA Dues: **\$525/Annually**
 Access Unit: **No**

Hdcp Am: **No** Garage: **Yes/2**
 Horses?: **No** Attch Gar: **Yes**
 Attached: **No** # Carport: **0**
 Acres: **0.121** Cov Prk: **2**
 HOA Co: **Guardian Association Management** Gar Size: **29x20**
 Phone: **214-315-7763**
 AccUnit SF: Unit Type:

School Information

School Dist: **Garland ISD**
 Elementary: **Choice Of School** Middle: **Choice Of School** High: **Choice Of School**

Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Master Bedrm	16 x 13 / 1	Dual Sinks, Ensuite Bath, Garden Tub, Linen Closet, Separate Shower, Walk-in Closet(s)	Office	12 x 11 / 1	
Bedroom	12 x 11 / 2		Bedroom	12 x 11 / 2	
Bedroom	16 x 12 / 2	Ensuite Bath, Walk-in Closet(s)	Living Room	19 x 13 / 1	Fireplace
Living Room	20 x 19 / 2				

General Information

Housing Type: **Single Detached** Fireplace Type: **Gas, Gas Starter**
 Style of House: **Traditional** Flooring: **Carpet, Ceramic Tile, Wood**
 Lot Size/Acres: **Less Than .5 Acre (not Zero)** Levels: **2**
 Alarm/Security: **Smoke Detector(s)** Type of Fence: **Wood**
 Soil: **Unknown** Cooling: **Ceiling Fan(s), Central Air, Electric**
 Heating: **Central, Fireplace(s)** Accessible Ft:
 Roof: **Composition** Cmplx Appv For:
 Windows: **Window Coverings** Patio/Porch: **Covered, Rear Porch**
 Construction: **Brick, Wood** Special Notes: **Aerial Photo**
 Foundation: **Slab** Listing Terms: **Cash, Conventional, FHA, VA Loan**
 Basement: **No**
 Possession: **Closing/Funding**

Features

Appliances: **Dishwasher, Disposal, Gas Cooktop, Microwave, Water Filter, Water Softener**
 Laundry Feat: **Dryer - Electric Hookup, In Utility Room, W/D - Full Size W/D Area, Washer Hookup**
 Interior Feat: **Cable TV Available, Central Vacuum, Decorative Lighting, Double Vanity, Eat-in Kitchen, Flat Screen Wiring, Granite Counters, High Speed Internet Available, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)**
 Exterior Feat: **Awning(s), Covered Patio/Porch, Rain Gutters, Lighting**
 Park/Garage: **2-Car Single Door, Epoxy Flooring, Garage Faces Front, Oversized**
 Street/Utilities: **City Sewer, City Water, Curbs, Individual Gas Meter, Individual Water Meter**
 Lot Description: **Interior Lot**
 HOA Includes: **Maintenance Grounds, Management Fees**
 Showing: **Appointment Only, Lockbox, ShowingTime-CSS**
 Dock Permitted: **No** Lake Pump: **No**

Environmental Information

Features: **12 inch+ Attic Insulation**

Remarks

Property
Description:

*****VIRTUAL TOUR AVAILABLE*** If you have been searching for a home with a perfect floorplan, look no further! This beautiful MI Home is only minutes from Lake Ray Hubbard and has easy access to PGBT and I-30. The layout features a private office, 1st level primary, open living area with an eat-in kitchen, all guest rooms upstairs, and a huge 2nd living area. You'll love the soaring vaulted ceiling, oversized garage with epoxy floor, and small yard requiring little maintenance. The home also boasts 2 water heaters, Electrolux BEAM central vac system, Culligan water softener, reverse osmosis water filtration at the kitchen sink, Taexx pest control system, custom drapes, and TV mounts in almost every room. This home is move-in ready and does not require a leaseback!**

Public Driving
Directions:

From I-30: head NORTH on Roan Rd. After Rowlett Rd take your first RIGHT onto Blue Harbor Way then immediately turn RIGHT onto Brookhill. It's the 5TH house on the left.

Private Rmks:

Agents, please call with any questions or to introduce yourself. Text or call Kyle when submitting an offer.

Financial Information

Loan Type: **Treat As Clear**
Pmt Type:

Bal:
Lender:

Payment:
Orig Date:

2nd Mortg: **No**

Agent/Office Information

SUB: **3 - %**
BAC: **3 - %**

CDOM: **1**
VAR: **No**

DOM: **1**

LD: **05/03/2022XD: 10/02/2022**

List Type: **Exclusive Right To Sell**

List Off: **Keller Williams Realty (KELR02) 972-599-7000**
LO Addr: **3600 Preston Rd.Ste 100 Plano, Texas 75093**
List Agt: **Kyle Paris (0634170) 972-922-3509**
LA Email: **KP@KyleParisRealtyGroup.com**
LA Website: **www.KyleParisRealtyGroup.com**
Off Web: **https://kwplano.yourkwoffice.com**

LO Fax: **972-599-7001** Brk Lic: **0492040**
LO Email: **bobbaker@kw.com**
LA Cell: **972-922-3509** LA Fax:
LA Othr: LA/LA2 Texting: **Yes/**
LO Sprvs: **Bob Baker (0120622) 972-599-7000**

Showing Information

Call: **ShowingTime - CSS**

Appt: **817-858-0055**

Owner Name: **Lindler, Kathryn**

Keybox #: **33317899**

Keybox Type: **Blue BT LE**

Seller Type: Standard/Individual

Show Instr: **DO NOT HAND OFF THE KEY. EVERY AGENT NEEDS TO ACCESS THE LOCKBOX. No shoes on the carpet. Be respectful!**

Occupancy: **Vacant**

Open House:

Surveillance Devices Present: **None**

Consent for Visitors to Record: **None**

Prepared By: Kyle Paris Keller Williams Realty on 05/04/2022 13:16