



(972) 922-3509  
 KP@KyleParisRealtyGroup.com  
 www.KyleParisRealtyGroup.com



2512 Eppright Drive, Little Elm, Texas 75068

MLS#: **20023628 N Active**      **2512 Eppright Drive Little Elm, TX 75068-0219**      LP: **\$475,000**  
 Property Type: **Residential**      SubType: **Single Family**      OLP: **\$475,000**  
**Recent: 04/06/2022 : NEW**  
**Next OH: Public: Thu Apr 7, 12:00PM-2:00PM**



Also For Lease: **N**      Lst \$/SqFt: **\$187.52**  
 Subdivision: **Paloma Creek South Ph 8e**  
 County: **Denton**      Lake Name:  
 Country: **United States**      Lse MLS#:  
 Parcel ID: **R698283**      Plan Dvlpm:  
 Lot: **4**      Block: **P**      MultiPrcl: **No**      MUD Dst: **Yes**  
 Legal: **PALOMA CREEK SOUTH PHASE 8E BLK P LOT 4**  
 Unexmpt Tx: **\$7,719**

---

Beds: **4**      Tot Bth: **3**      Liv Area: **2**  
 Fireplc: **1**      Full Bath: **3**      Din Area: **1**      Pool: **No**  
                                  Half Bath: **0**      Adult Community: **No**  
 Smart Home App/Pwd: **No**

SqFt: **2,533/Assessor**  
 Appraiser:  
 Yr Built: **2017/Assessor/Preowned**  
 Lot Dimen:  
 Subdivide?: **No**  
 HOA: **Mandatory**  
 HOA Dues: **\$185/Semi-Annual**  
 Access Unit: **No**

Hdcp Am: **No**      Garage: **Yes/2**  
 Horses?: **No**      Atch Gar: **Yes**  
 Attached: **No**      # Carport: **0**  
 Acres: **0.140**      Cov Prk: **2**  
                                  Gar Size: **20x18x9**  
 HOA Co: **First Service Residential**  
 Phone: **877-378-2388**  
 AccUnit SF:      Unit Type:

**School Information**

School Dist: **Denton ISD**  
 Elementary: **Bell**      Middle: **Navo**      High: **Ray Braswell**

**Rooms**

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Master Bedrm	18 x 14 / 1	Dual Sinks, Ensuite Bath, Walk-in Closet(s)	Bedroom	14 x 11 / 1	
Bedroom	11 x 10 / 1		Bedroom	14 x 10 / 1	
Laundry	8 x 6 / 1		Game Room	19 x 16 / 2	

**General Information**

Housing Type: **Single Detached**      Fireplace Type: **Electric**  
 Style of House: **Traditional**      Flooring: **Carpet, Ceramic Tile, Laminate**  
 Lot Size/Acres: **Less Than .5 Acre (not Zero)**      Levels: **1.5**  
 Alarm/Security: **Smoke Detector(s)**  
 Soil:  
 Heating: **Central**      Type of Fence: **Back Yard, Wood**  
 Roof: **Composition**      Cooling: **Ceiling Fan(s), Central Air, Electric**  
 Windows: **Bay Window(s), Window Coverings**      Accessible Ft:  
 Construction: **Brick, Stone Veneer, Wood**      Cmplx Appv For:  
 Foundation: **Slab**      Patio/Porch: **Covered**  
 Basement: **No**      Special Notes: **Aerial Photo**  
 Possession: **30-60 Days**      Listing Terms: **Cash, Conventional, FHA, VA Loan**

**Features**

Kitchen Equip: **Dishwasher, Disposal, Gas Cooktop, Gas Water Heater, Microwave**  
 Interior Feat: **Cable TV Available, Double Vanity, Eat-in Kitchen, Flat Screen Wiring, Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Pantry, Sound System Wiring, Walk-In Closet(s)**  
 Exterior Feat: **Covered Patio/Porch, Rain Gutters**  
 Park/Garage: **2-Car Single Door, Garage Faces Front, On Street**  
 Street/Utilities: **Curbs, MUD Sewer, Sidewalk, Underground Utilities**  
 Lot Description: **Greenbelt, Interior Lot, Sprinkler System**  
 HOA Includes: **Full Use of Facilities, Maintenance Grounds, Management Fees**  
 Showing: **ShowingTime-CSS**  
 Dock Permitted: **No**      Lake Pump: **No**

**Environmental Information**

Features: **12 inch+ Attic Insulation, Windows**

Remarks

Property Description: **\*Virtual tour available!\* Well-kept and thoughtfully updated Sandlin home with NO REAR NEIGHBORS and a covered patio! Northwest-facing with beautiful curb appeal and a backyard that overlooks a greenbelt. The open layout is perfect for entertaining and there is a bonus room upstairs prewired for a home theater system. All 4 bedrooms are downstairs and there is no carpet on the 1st level. The primary bathroom features an extra-large shower, no tub, and a Texas-sized closet. You will fall in love with the kitchen's layout, upgraded granite, large island, and 42in upper cabinets. Be sure to check out all the amenities Paloma Creek offers: 4 resort-style pools, TWO 24-7 fitness centers, 3 clubhouses, a dog park, numerous parks and playgrounds, miles of hiking trails, and greenbelts. The seller will need a 30-60 day leaseback. The refrigerator conveys. The camera at the front door is owned and will stay with the property.**

Excludes: **From HWY 380 turn SOUTH onto NAVO which turns into VILLA PALOMA BLVD, then LEFT onto EPPRIGHT. The house will be the 4th on the RIGHT.**

Public Driving Directions: **Agents, I want to talk to you so please call me with any questions. At the very least call or text when submitting an offer. !!There is an orange tabby cat in the house. It will hide and stay out of your way but please DO NOT LEAVE DOORS OPEN while touring. If he does get outside please text Kyle Paris immediately!!**

Private Rmks:

Financial Information

Loan Type: **Treat As Clear** Bal: Payment:  
 Pmt Type: Lender: Orig Date: 2nd Mortg: **No**

Agent/Office Information

SUB: **3 - %** CDOM: **0** DOM: **0** LD: **04/02/2022XD: 09/23/2022**  
 BAC: **3 - %** VAR: **No**

List Type: **Exclusive Right To Sell**

List Off: **Keller Williams Realty (KELR02) 972-599-7000** LO Fax: **972-599-7001** Brk Lic: **0492040**  
 LO Addr: **3600 Preston Rd.Ste 100 Plano, Texas 75093** LO Email: [bobbaker@kw.com](mailto:bobbaker@kw.com)  
 List Agt: **Kyle Paris (0634170) 972-922-3509** LA Cell: **972-922-3509** LA Fax:  
 LA Email: [KP@KyleParisRealtyGroup.com](mailto:KP@KyleParisRealtyGroup.com) LA Othr: LA/LA2 Texting: **Yes/**  
 LA Website: [www.KyleParisRealtyGroup.com](http://www.KyleParisRealtyGroup.com) LO Sprvs: **Bob Baker (0120622) 972-599-7000**  
 Off Web: <https://kwplano.yourkwoffice.com>  
 Pref Title Co: **Republic Title** Location: **3608 Preston Rd, Plano 75093 (972) 769-8355**

Showing Information

Call: **ShowingTime - CSS** Appt: **817-858-0055** Owner Name: **Lizbeth R Cross**  
 Keybox #: **33317899** Keybox Type: **Blue BT LE** Seller Type: **Standard/Individual**  
 Show Instr: **DO NOT HAND OFF THE KEY. Each agent needs to access the Supra. Remove your shoes if they're dirty and it's wet or muddy outside. To unlock the door the Schlage deadbolt knob needs to be horizontal and after you insert the key you will need to slightly push it into the knob and then turn the knob. There is an orange tabby cat in the house. It will hide and stay out of your way but please do not leave the doors open while touring. If he does get outside please text Kyle Paris immediately.**

Occupancy: **Owner** Open House: **Public: Thu Apr 7, 12:00PM-2:00PM**  
 Surveillance Devices Present: **None**  
 Consent for Visitors to Record: **None**

Prepared By: Kyle Paris Keller Williams Realty on 04/06/2022 13:26