

Customer Full Residential

MLS#: **14656697** **N** **Active** **720 Monarch LN** **Celina** **75009-1638** LP: **\$360,000**



Category: Residential	Type: RES-Single Family	Orig LP: \$360,000
Area: 60/1	Also for Lease: N	Lst \$ / SqFt: \$212.01
Subdv: Bluewood Ph I	Lake Name:	
County: Collin	Lease MLS#:	
Country: United States	Plan Dvlpmnt:	
Parcel ID: R1137500B02101	Legal:	BLUEWOOD PHASE I (CCL), BLK B, LOT 21
Lot: 21	Block: B	Unexempt Taxes: \$5,822
Multi Prcl: No	MUD Dst: No	
Bedrooms: 3	Tot Baths: 2.0	Liv Areas: 1
Fireplaces: 0	Full Baths: 2	Dining Areas: 1
	Half Baths: 0	Senior Community Y/N: No
SqFt: 1,698 / Building Plan	Yr Blt: 2019 / Preowned	
# Gar Spaces: 2	# Carprt Spccs: 0	Cvrd Park: 2
Garage Size: 20 x 19	HOA: Mandatory	HOA Dues: \$316 / Semi-Annual
Lot Dimen:	Acres: 0.132	Will Subdiv: No
Hdcp Am: No		
Accessory Unit: No	Accessory Unit SF:	Accessory Unit Type:

School Dist: **Celina ISD**
 Elementary School: **O'Dell** Middle School: High School: **Celina**
 Primary School: **Celina** Intermediate School: Junior High School: **Celina**

Master Bedroom: 18 x 12 / 1 **Dual Sinks, Ensuite Bath, Garden Tub, Separate Shower, Walk-in Closets** **Bedroom: 13 x 11 / 1**

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Housing Type: Single Detached	Fireplace Type:	
Style of House: Traditional	Kitchen Equipment: Built-in Microwave, Cooktop - Gas, Dishwasher, Disposal, Oven-Gas, Vent Mechanism, Water Line to Refrigerator	
Lot Size/Acreage: Less Than .5 Acre (not Zero)	Alarm/Security: Owned, Smoke Detector	
Lot Description: Interior Lot, Some Trees	Flooring: Carpet, Ceramic Tile	
Exterior Features: Covered Porch(es), Gutters, Patio Covered, Sprinkler System	Heating/Cooling: Central Air-Elec, Central Heat-Gas	
Soil:	Energy Efficiency: 16+ SEER AC, Ceiling Fans, Double Pane Windows, Energy Star Appliances, Gas Water Heater, High Efficiency Water Heater, Low E Windows, Programmable Thermostat, Radiant Barrier, Tankless Water Heater	
Construction: Brick	Green Features: Rain / Freeze Sensors, Recirculating Hot Water	
Foundation: Slab	Green Certification:	
Roof: Composition	Handicap Amenities:	
Backyard Pool Feat:	Special Notes: Aerial Photo, Survey Available	
Type of Fence: Wood	Proposed Financing: Cash, Conventional, FHA, VA	
Parking/Garage: 2-Car Single Doors, Epoxy Flooring, Front, Garage	Possession: Closing/Funding	
Street/Utilities: City Sewer, City Water, Individual Gas Meter	HOA Includes: Full Use of Facilities, Maintenance of Common Areas, Management Fees, Reserves	
Common Features: Club House, Community Pool, Jogging Path/Bike Path	Complex Apprvd For:	
Interior Features: Bay Windows, Cable TV Available, Decorative Lighting, High Speed Internet Available, Vaulted Ceilings, Window Coverings		
Waterfront: No	Platted Wtrfrn Bound:	
Dock Permitted:	Lake Pump: No	

Property Description: ****VIRTUAL TOUR & LAYOUT AVAILABLE** This is the best value in Bluewood available RIGHT NOW. Well-kept home with NO MUD OR PID! You will immediately notice the modern exterior colors and the immaculate interior condition - almost better than a new build because of the upgrades. It is loaded with features you'll love including a Rinnai tankless water heater, 10ft garage ceiling and epoxy flooring, Liftmaster MyQ smart wifi garage opener, wood-look tile flooring in main areas, open kitchen layout, Hunter ceiling fans with remotes, reinforced exterior door hardware, and more! The security system equipment is owned. GE refrigerator and washer & dryer are negotiable. from Preston Rd (289) turn EAST onto Ownsby Pkwy. Then LEFT onto Bluewood Way until it intersects with Punk Carter Pkwy, then LEFT. RIGHT onto E Berry St before O'Dell Elementary, then LEFT onto Monarch. The property is on the right side.**

Public Driving Directions:

List Office Name: **Keller Williams Realty** List Agent Name: **Kyle Paris**

Open House: **Public: Sat Aug 28, 11:00AM-1:00PM**

Prepared By: Kyle Paris / Keller Williams Realty on 2021-08-25 09:33