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Agent Full Report

MLS#: **14710592** N **Active** **3913 Knob Hill Drive** **Plano** **75203-6502** LP: **\$450,000**



Category: **Residential** Type: **RES-Single Family** Orig LP: **\$450,000**
 Area: **20/8** Also for Lease: **N** Lst \$ / SqFt: **\$191.25**
 Subdv: **Cross Bend**
 County: **Collin** Lake Name:
 Country: **United States** Lease MLS#:
 Parcel ID: **R016300402801** Plan Dvlpmnt:
 Lot: **28** Block: **4** Legal: **CROSS BEND (CPL), BLK 4, LOT 28**
 Multi Prcl: **No** MUD Dst: **No** Unexempt Taxes: **\$6,864**
 Special Taxing Authority: **No**

Bedrooms: **3** Tot Baths: **2.1** Liv Areas: **1** Stories: **1**
 Fireplaces: **1** Full Baths: **2** Dining Areas: **1** Pool: **Yes**
 Sec Sys: **Yes** Half Baths: **1** Senior Community Y/N: **No**

SqFt: **2,353 / Tax** Appraiser Name:
 # Gar Spaces: **2** Cvrd Park: **2** Hdcp Am: **No**
 # Carprt Spcs: **0** Garage Size: **20 x 22** Yr Built: **1977 / Preowned**

Lot Dimen: HOA: **None** Acres: **0.420** Will Subdiv: **No**
 HOA Co: HOA Dues:
 HOA Co.Phone:
 Accessory Unit: **No** Accessory Unit SF: Accessory Unit Type:

[Transaction Desk](#)

Recent: **12/02/2021 : NEW**
 Next OH: **Public: Sat Dec 4, 11:00AM-1:00PM**

School Dist: **Plano ISD**
 Elementary School: **Christie** Middle School: **Carpenter** High School: **Clark**
 Senior High School: **Plano Senior**

Housing Type: **Single Detached** Fireplace Type: **Brick, Gas Starter, Wood Burning**
 Style of House: **Traditional** Kitchen Equipment: **Built-in Compactor, Built-in Microwave, Cooktop - Gas, Dishwasher, Disposal, Double Oven, Oven-Electric, Plumbed For Gas in Kitchen, Vent Mechanism, Water Line to Refrigerator**

Lot Size/Acreage: **Less Than .5 Acre (not Zero)** Alarm/Security: **Exterior Security Light(s), Fire/Smoke, Monitored, Owned, Pre-Wired**

Lot Description: **Cul De Sac, Lrg. Backyard Grass, Some Trees, Subdivision Gutters, Patio Open, Sprinkler System, Storage Building** Flooring: **Carpet, Ceramic Tile**
 Exterior Features: **Gutters, Patio Open, Sprinkler System, Storage Building** Heating/Cooling: **Central Air-Elec, Central Heat-Elec**
 Soil: Energy Efficiency: **Ceiling Fans, Double Pane Windows, Gas Water Heater, Low E Windows, Programmable Thermostat**

Construction: **Brick, Concrete, Siding, Wood** Green Features: **Low Flow Commode, Low Flow Fixtures, Rain Water Catchment**

Foundation: **Slab** Green Certification:
 Roof: **Composition** Handicap Amenities:
 Backyard Pool Feat: **In Ground Gunite, Saltwater Pool** Special Notes: **Aerial Photo**
 Type of Fence: **Wood** Proposed Financing: **Cash, Conventional, FHA, VA**
 Parking/Garage: **2-Car Single Doors, Garage-Attached, On Street, Rear** Possession: **Negotiable**
 Street/Utilities: **City Sewer, City Water, Individual Gas Meter** Showing: **ShowingTime-CSS**
 Interior Features: **Cable TV Available, Decorative Lighting, Electric Shades, Flat Screen Wiring, High Speed Internet Available, Smart Home System, Sound System Wiring, Vaulted Ceilings, Window Coverings**

Restrictions: Easements:
 Waterfront: **No** Platted Wtrfrn Bound:

Property Description: **A virtual tour will be available soon! This property has a HUGE list of quality upgrades and has the potential for more! Large lot in desirable Central Plano with NO HOA. You will notice the unique layout and love the courtyard that has been completely renovated for indoor-outdoor living. The backyard has 2 new patios, a new 10'x8' storage shed on a slab, and plenty of space for your pets to run. Be sure to check out the completely remodeled custom master bathroom, new tile flooring in the main living areas, and upgraded kitchen appliances! A tech bonus, the house is already hardwired for security cameras and a mesh WIFI system. Plano Tip: research The Chisolm Trail!! New roof 2016.**

Excludes: **TV above fireplace, 2 security cameras, mounted speakers, kitchen island, Gladiator garage shelves**
 Public Driving: **From Custer turn EAST onto CROSS BEND, then immediate LEFT onto KNOB HILL. The house is on the left.**

Directions:
 Private Remarks: **Showings start 10 AM Friday 12.3 Depending on the closing date, the seller will need a leaseback. All excluded items can be purchased separately. Sprinkler system comments are preset, but there is no control box.**

SUB: **0%** BAC: **3%** Var: **No** List Type: **Exclusive Right to Sell/Lease** CDOM: **0** DOM: **0** LD: **11/16/2021** XD: **05/11/2022**
 LO: **KELR02 Keller Williams Realty (972) 599-7000** Fax: **(972) 599-7001** Off Website: <https://kwplano.yourkwof>
 LO Addr: **3600 Preston Rd. Ste 100 Plano, TX 75093** Office Email: bobbaker@kw.com Brk Lic#: **0492040**
 LA: **0634170 Kyle Paris (972) 922-3509** Fax: Off Supervisor: **Bob Baker**
 LA Cell: **(972) 922-3509** LA Other: Off Supervisor License#: **120622**
 LA Email: KP@KyleParisRealtyGroup.com LA Website: www.KyleParisRealtyGroup.com Off Supervisor Phone#: **972-599-7000**
 LA 2:
 Pref Title Co: **Republic Title** Location: **3608 Preston Rd, Plano 75093** **972-769-8355**

Call: **ShowingTime-CSS** Appt: **817-858-0055** Owner Name: **Joseph Reynolds**
 Keybox #: **33317899** Keybox Type: **Blue BT LE** Seller Type: **Individual(s)**
 Show Instr: **Bluebox is on the R side double door. Enter through the L door. Remove shoes if they are wet or muddy. Make sure all exterior doors are locked. Feedback is appreciated!** Occupancy: **Owner**

Open House: **Public: Sat Dec 4, 11:00AM-1:00PM**
 Surveillance Devices Present: **Video**

Prepared By: Kyle Paris / Keller Williams Realty on 2021-12-02 13:38