

## Cross Property Customer Full View

MLS#: **14585373**   **N**   **Active**   **3492 Jefferson DR**   **Frisco**   **75034-6380**   LP:   **\$410,000**



Category: <b>Residential</b>	Type: <b>RES-Single Family</b>	Orig LP: <b>\$410,000</b>
Area: <b>55/2</b>	Also for Lease: <b>N</b>	
Subdv: <b>Heritage Lakes Ph 2</b>	Lease MLS#: <b></b>	Lst \$ / SqFt: <b>\$164.79</b>
County: <b>Denton</b>	Lake Name: <b></b>	
Parcel ID: <b>R225054</b>	Plan Dvlpmnt: <b></b>	
Lot: <b>28</b> Block: <b>T</b>	Legal: <b>HERITAGE LAKES PH 2 BLK T LOT 28</b>	
Multi Prcl: <b>No</b>	MUD Dst: <b>No</b>	Unexempt Taxes: <b>\$6,743</b>
Bedrooms: <b>4</b>	Tot Baths: <b>3.0</b>	Liv Areas: <b>2</b> Stories: <b>2</b>
Fireplaces: <b>1</b>	Full Baths: <b>3</b>	Dining Areas: <b>2</b> Pool: <b>No</b>
Sec Sys: <b>No</b>	Half Baths: <b>0</b>	Senior Community Y/N: <b>No</b>
SqFt: <b>2,488 / Tax</b>	Yr Built: <b>2002 / Preowned</b>	
# Gar Spaces: <b>2</b>	Garage Size: <b>22 x 19</b>	
# Carprt Spcs: <b>0</b>	Cvrd Park: <b>2</b>	Hdcp Am: <b>No</b>
Lot Dimen: <b></b>	Acres: <b>0.145</b>	Will Subdiv: <b>No</b>
HOA: <b>Mandatory</b>	HOA Dues: <b>\$592 / Quarterly</b>	
Accessory Unit: <b></b>	Accessory Unit SF: <b></b>	Accessory Unit Type: <b></b>



School Dist: **Lewisville ISD**   Middle School: **Arborcreek**   High School: **Hebron**  
 Elementary School: **Hicks**

<b>Master Bedroom:</b> <b>15 x 13 / 1</b>	<b>Dual Sinks, Ensuite Bath, Garden Tub, Separate Shower, Walk-in Closets</b>	<b>Bedroom:</b> <b>12 x 10 / 1</b>
<b>Bedroom:</b> <b>13 x 10 / 2</b>	<b>Ensuite Bath</b>	<b>Bedroom:</b> <b>11 x 10 / 2</b>

Housing Type: <b>Single Detached</b>	Fireplace Type: <b>Gas Logs</b>	Kitchen Equipment: <b>Cooktop - Electric</b>
Style of House: <b>Traditional</b>	Kitchen Equipment: <b></b>	Alarm/Security: <b>Fire/Smoke</b>
Lot Size/Acreage: <b>Less Than .5 Acre (not Zero)</b>	Flooring: <b>Carpet, Ceramic Tile</b>	Heating/Cooling: <b>Central Air-Elec, Central Heat-Gas</b>
Lot Description: <b>Interior Lot, Some Trees, Subdivision</b>	Energy Efficiency: <b>Ceiling Fans, Double Pane Windows, Programmable Thermostat</b>	
Exterior Features: <b>Covered Porch(es), Gutters, Patio Open, Sprinkler System</b>	Green Features: <b></b>	Green Certification: <b></b>
Soil: <b></b>	Handicap Amenities: <b></b>	Proposed Financing: <b>Cash, Conventional, FHA, VA</b>
Construction: <b>Brick, Wood</b>	Possession: <b>Negotiable</b>	Showing: <b>ShowingTime-CSS</b>
Foundation: <b>Slab</b>	Showing: <b></b>	Complex Apprvd For: <b></b>
Roof: <b>Composition</b>		
Type of Fence: <b>Automatic Gate, Wood</b>		
Parking/Garage: <b>2-Car Single Doors, Garage, Garage Door Opener, Opener to Gate or Parking Garage, Rear</b>		
Street/Utilities: <b>City Sewer, City Water, Sidewalk</b>		
Common Features: <b>Club House, Community Pool, Gated Entrance, Golf, Playground, Private Lake/Pond, Spa</b>		
HOA Includes: <b>Maintenance of Common Areas, Management Fees, Other, Security</b>		
Interior Features: <b>Bay Windows, Cable TV Available, High Speed Internet Available, Plantation Shutters, Sound System Wiring, Vaulted Ceilings, Window Coverings</b>		

Property Description: **\*\*Ask your agent about the Virtual Tour\*\* Amazing opportunity to own in a sought-after gated community in Frisco! This well-protected community offers excellent amenities including a pool with a lazy river, separate lap pool, playground, clubhouse, private fishing ponds, & par-3 golf course. The property features an electric privacy fence gate, new roof & gutters (2020), & sprinkler controller. There is plenty of space inside with tons of natural light! You'll love the layout, 1st-floor guest room (currently being used as an office) with a private porch, clean garage, and extra living area upstairs. \*\*Mandatory Lake Tennis Academy membership \$132.00 annually\*\***

Public Driving Directions: **GATED ENTRANCE!! GPS will be wrong and will try to take you to Presidents Dr. \*\*\*From Lebanon Rd turn SOUTH onto Village Blvd and go to the guest entrance. Insert your ID and tell them you're touring 3492 Jefferson. Turn R onto Patriot, then R on Crescent, L onto Jefferson. House is on the R.**

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