

## Cross Property Customer Full View

MLS#: **14646277**   **N**   **Active**   **2829 Lenham LN**   **Forney**   **75126**   LP:   **\$275,000**



Category: <b>Residential</b>	Type: <b>RES-Single Family</b>	Orig LP: <b>\$275,000</b>
Area: <b>35/1</b>	Also for Lease: <b>N</b>	
Subdv: <b>Clements Ranch PH 3</b>	Lease MLS#: <b></b>	Lst \$ / SqFt: <b>\$181.88</b>
County: <b>Kaufman</b>	Lake Name: <b></b>	
Parcel ID: <b>200970</b>	Plan Dvlpmnt: <b></b>	
Lot: <b>62</b> Block: <b>K</b>	Legal: <b></b>	
Multi Prcl: <b>No</b>	MUD Dst: <b>Yes</b>	Unexempt Taxes: <b></b>
Bedrooms: <b>3</b>	Tot Baths: <b>2.0</b>	Liv Areas: <b>1</b> Stories: <b>1</b>
Fireplaces: <b>1</b>	Full Baths: <b>2</b>	Dining Areas: <b>1</b> Pool: <b>No</b>
Sec Sys: <b>Yes</b>	Half Baths: <b>0</b>	Senior Community Y/N: <b>No</b>
SqFt: <b>1,512 / Tax</b>	Yr Built: <b>2019 / Preowned</b>	
# Gar Spaces: <b>2</b>	Garage Size: <b>20 x 18</b>	
# Carprt Spcs: <b>0</b>	Cvrd Park: <b>2</b>	Hdcp Am: <b>No</b>
Lot Dimen: <b></b>	Acres: <b>0.101</b>	Will Subdiv: <b>No</b>
HOA: <b>Mandatory</b>	HOA Dues: <b>\$600 / Annual</b>	
Accessory Unit: <b>No</b>	Accessory Unit SF: <b></b>	Accessory Unit Type: <b></b>



School Dist: <b>Forney ISD</b>	Middle School: <b>Brown</b>	High School: <b>North Forney</b>
Elementary School: <b>Lewis</b>	Intermediate School: <b></b>	Junior High School: <b></b>
Primary School: <b>Forney</b>		

**Master Bedroom: 16 x 13 / 1**   **Dual Sinks, Ensuite Bath, Garden Tub, Separate Shower, Walk-in Closets**   **Bedroom: 11 x 10 / 1**

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Housing Type: <b>Single Detached</b>	Fireplace Type: <b>Gas Logs</b>	Kitchen Equipment: <b>Built-in Microwave, Cooktop - Gas, Dishwasher, Disposal, Oven-Gas, Range/Oven-Gas, Water Line to Refrigerator</b>
Style of House: <b>Traditional</b>		

Lot Size/Acreage: <b>Less Than .5 Acre (not Zero)</b>	Alarm/Security: <b>Smoke Detector</b>	Flooring: <b>Carpet, Luxury Vinyl Plank</b>
Lot Description: <b>Adjacent to Greenbelt, Cul De Sac, Interior Lot, Some Trees, Subdivision</b>		

Exterior Features: <b>Covered Porch(es), Gutters, Patio Covered, Sprinkler System</b>	Heating/Cooling: <b>Central Air-Elec, Central Heat-Gas</b>	
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Soil: <b>Unknown</b>	Energy Efficiency: <b>Ceiling Fans, Double Pane Windows, Gas Water Heater, Low E Windows, Programmable Thermostat</b>	
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Construction: <b>Brick, Frame/Brick Trim, Rock/Stone</b>	Green Features: <b></b>	
Foundation: <b>Slab</b>	Green Certification: <b></b>	

Roof: <b>Composition</b>	Handicap Amenities: <b></b>	
Backyard Pool Feat: <b></b>	Special Notes: <b>Aerial Photo</b>	

Type of Fence: <b>Wood</b>	Proposed Financing: <b>Cash, Conventional, FHA, VA</b>	
Parking/Garage: <b>2-Car Single Doors, On Street</b>	Possession: <b>30-60 Days, Negotiable</b>	

Street/Utilities: <b>MUD Sewer, MUD Water</b>	Showing: <b>ShowingTime-CSS</b>	
Common Features: <b>Club House, Community Pool, Fitness Center, Jogging Path/Bike Path, Playground</b>	Complex Apprvd For: <b></b>	

HOA Includes: <b>Full Use of Facilities, Maintenance of Common Areas, Management Fees</b>		
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Interior Features: <b>Cable TV Available, High Speed Internet Available, Window Coverings</b>		
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Property Description: **\*\*VIRTUAL TOUR AND LAYOUT AVAILABLE\*\* No rear neighbors because the property backs up to a greenbelt and pond! Lewis Elementary is at the end of the cul-de-sac and the community pool is only a short distance away. Inside you will find an immaculately kept home that shows like a model. The house features 42-inch stained cabinets, luxury vinyl plank flooring, and a large walk-in pantry. Clements Ranch was recently named the Community of the Year by the DBA and offers a community pool (with another one coming), clubhouse, splash pad, dog park, basketball court, fishing docks, trails, and 2 fitness centers! The refrigerator is negotiable.**

Public Driving Directions: **From 740 turn WEST onto SAN MARCOS, then take a RIGHT onto PEASE. Pease turns into LENHAM and the property is the 3rd house on the LEFT after HOBBY.**

List Office Name: <b>Keller Williams Realty</b>	List Agent Name: <b>Kyle Paris</b>
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