

Customer Full Residential

MLS#: **14426030** **N** **Active** **926 Lake Hills TRL** **Roanoke** **76262-5596** LP: **\$542,000**



Category: Residential	Type: RES-Single Family	Orig LP: \$542,000
Area: 131/1	Also for Lease: N	Lst \$ / SqFt: \$169.01
Subdv: Fairway Ranch Ph 3a	Lake Name:	
County: Denton	Lease MLS#:	
Country: United States	Plan Dvlpmt:	
Parcel ID: R693571	Legal: FAIRWAY RANCH PHASE 3A BLK I LOT 19	Unexempt Taxes: \$9,500
Lot: 19	Block: I	
Multi Prcl: No	MUD Dst: No	
Bedrooms: 4	Tot Baths: 3.0	Liv Areas: 2
Fireplaces: 1	Full Baths: 3	Dining Areas: 2
	Half Baths: 0	Senior Community Y/N:
SqFt: 3,207 / Tax	Yr Blt: 2018 / Preowned	Stories: 2
# Gar Spaces: 3	# Carprt Spccs: 0	Pool: No
Garage Size: 30 x 20	HOA: Mandatory	Cvrd Park: 3
Acres: 0.213	Lot Dimen:	HOA Dues: \$379 / Semi-Annual
Hdcp Am: No	Accessory Unit SF:	Will Subdiv: No
Accessory Unit:	Accessory Unit Type:	

School Dist: **Northwest ISD**
 Elementary School: **Cox** Middle School: **John M Tidwell** High School: **Byron Nelson**

Living Room: 18 x 14 / 1	Dining Room: 14 x 10 / 1	Butlers Pantry
Library/Study: 12 x 10 / 1	Kitchen: 14 x 8 / 1	Breakfast Bar, Built-in Cabinets, Butlers Pantry, Island, Natural Stone/Granite Type, Pantry, Walk-in Pantry
Utility Room: 8 x 7 / 1	Breakfast Room: 10 x 10 / 1	
Master Bedroom: 18 x 14 / 1	Bedroom: 14 x 10 / 1	Walk-in Closets
Game Room: 21 x 14 / 2	Bedroom: 10 x 14 / 2	Walk-in Closets
Bedroom: 13 x 11 / 2	Full Bath: 0 x 0 / 2	Built-in Cabinets, Dual Sinks, Solid Surface/Non-Natural Type
Full Bath: 0 x 0 / 1		

Housing Type: Single Detached	Fireplace Type: Gas Logs, Gas Starter	
Style of House: Traditional	Kitchen Equipment: Built-in Microwave, Cooktop - Gas, Dishwasher, Disposal, Oven-Electric, Vent Mechanism, Water Line to Refrigerator	
Lot Size/Acreage: Less Than .5 Acre (not Zero)	Alarm/Security: Burglar, Carbon Monoxide Detector, Smoke Detector	
Lot Description: Interior Lot, Landscaped	Flooring: Carpet, Ceramic Tile, Wood	
Exterior Features: Covered Porch(es), Gutters, Lighting System, Patio Covered, Sprinkler System	Heating/Cooling: Central Air-Elec, Central Heat-Gas	
Soil: Unknown	Energy Efficiency: 12 inch+ Attic Insulation, 16+ SEER AC, Ceiling Fans, Double Pane Windows, Energy Star Appliances, Low E Windows, Programmable Thermostat, Radiant Barrier, Tankless Water Heater	

Construction: Brick	Green Features:	
Foundation: Slab	Green Certification:	
Roof: Composition	Handicap Amenities:	
Type of Fence: Wood	Proposed Financing: Cash, Conventional, FHA	
Parking/Garage: 2-Car Single Doors, Front, Tandem Style	Possession: Closing/Funding	
Street/Utilities: City Sewer, City Water	HOA Includes: Full Use of Facilities, Maintenance of Common Areas	
Interior Features: Cable TV Available, Decorative Lighting, Flat Screen Wiring, High Speed Internet Available, Vaulted Ceilings, Window Coverings		

Property Description: **Stunning Fairway Ranch NE facing Highland Home w extra special touches you won't see in other homes including 2 barn doors, hidden elec outlets, 20' high stone fireplace, ext holiday lighting outlets, highest cabinet package and lots of decorative trim- see full list of upgrades in media desk! 2 beds & baths down & 2 beds & 1 bath w dbl sinks up plus large game room & raised loft area. Formal dining room w gorgeous chandelier and office with custom barn door greet you! Soaring ceilings & plenty of windows provide light and bright open concept. Kitchen & butlers pantry along w master bath have beautiful finishes not to mention all the energy efficiency this home offers. Be sure to see the walk out attic too!**

Public Driving Directions: **From US 377 S turn right on TX 114W Turn left on Litsey, Turn right on Fairway Ranch, Right on Broadmoor, Left on Lake Hills Tr, House on left**

List Office Name: **MetroCom Properties, Inc** List Agent Name: **Karen Maxey**