

Cross Property Customer Full View

MLS#: **14037150** Incoming **119 Woodland DR** **Krugerville** **76227-6265** LP: **\$599,900**



Category:	Residential	Type:	RES-Single Family Orig LP:
Area:	31/1	Also for Lease:	N
Subdv:	The Woodlands Ph 1	Lease MLS# :	Lst \$ / SqFt: \$161.57
County:	Denton	Lake Name:	
Parcel ID:	R254667	Plan Dvlpmnt:	
Lot:	11 Block: A	Legal:	THE WOODLANDS PH 1 BLK A LOT 11
Multi Prcl:	No	MUD Dst: No	Unexempt Taxes: \$10,729

Bedrooms:	Tot Baths: .	Liv Areas:	Stories:
Fireplaces: 2	Full Baths:	Dining Areas:	Pool: Yes
Sec Sys: Yes	Half Baths:		

SqFt:	3,713 / Tax	Yr Built:	2005 / Preowned
# Gar Spaces:	2	Garage Size:	25 x 24
# Carprt Spcs:	1	Cvrd Park:	3
Acres:	0.620	Lot Dimen:	287x99
HOA:	None	HOA Dues:	
		Accessory Unit:	Accessory Unit Type:

School Dist:	Aubrey ISD		
Elementary School:	HI Brockett	Middle School:	Aubrey
		High School:	Aubrey

Housing Type:	Single Detached	Fireplace Type:	Gas Logs
Style of House:		Kitchen Equipment:	Built-in Refrigerator/Freezer, Dishwasher, Disposal, Drop in Range/Oven - Gas, Dual Dishwashers, Plumbed For Gas in Kitchen
Lot Size/Acreage:	.5 Acre to .99 Acre	Alarm/Security:	Burglar
Lot Description:	Adjacent to Greenbelt, Landscaped, Some Trees, Water/Lake View	Flooring:	Carpet
Exterior Features:	Outdoor Living Center, Patio Covered, Sprinkler System	Heating/Cooling:	Central Air-Elec, Central Heat-Elec
Soil:	Unknown	Energy Efficiency:	
Construction:	Stucco	Green Features:	
Foundation:	Slab	Green Certification:	
Backyard Pool Feat:	In Ground Gunite, Separate Spa/Hot Tub, Water Feature	Special Notes:	
Type of Fence:	Metal, Wood	Proposed Financing:	Cash, Conventional, Owner Carry First
Parking/Garage:		Possession:	Closing/Funding
Street/Utilities:	Aerobic Septic, All Weather Road, Co-op Water, Individual Water Meter	Showing:	

Property Description: **Amazing gem on huge treed lot with stunning back yard POOL, SPA & FOUNTAIN. Open floorplan with soaring ceilings. 4 generous bedrooms, 2 big living areas. Master is down with huge bath with fireplace, custom closets and adjoining gym, nursery or storage room as a bonus! WINE ROOM, BUTLERS PANTRY, DOUBLE DISHWASHERS complete this chefs kitchen. CUSTOM WOODWORK & IRONWORK THROUGHOUT. Automatic gate to detached garage and ample parking area. AND DETACHED OFFICE OR SUITE OF YOUR CHOOSING ALL CLIMATE CONTROLLED. This property truly checks all the boxes.**

Public Driving Directions: **From 380 go North on 377 approx. 3 miles. Right (East) on Woodlands Drive. Home will be on the left (North)**

List Office Name:	IRICK REAL ESTATE	List Agent Name:	Sallianne O'Neal
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