

Agent Full Report

MLS#: **14673975** N **Active** **118 Brookshear Drive** **Whitesboro** **76273-9718** LP: **\$299,900**



[Transaction Desk](#)

Category:	Residential	Type:	RES-Single Family	Orig LP:	\$299,900
Area:	37/4	Also for Lease:	N	Lst \$ / SqFt:	\$144.32
Subdv:	Parkridge East Add Sec 2	Lake Name:			
County:	Grayson	Lease MLS#:			
Country:	United States	Plan Dvlpmnt:			
Parcel ID:	170572	Legal:	PARKRIDGE EAST ADDN SEC 2, BLOCK 10, LOT 6		
Lot:	6	Block:	10		
Multi Prcl:	No	MUD Dst:	No	Unexempt Taxes:	\$4,061
Bedrooms:	3	Tot Baths:	2.0	Liv Areas:	1
Fireplaces:	1	Full Baths:	2	Dining Areas:	1
Sec Sys:	No	Half Baths:	0	Senior Community Y/N:	
Smart Home App/Pwd:	No				
SqFt:	2,078 / Tax	Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	2	Cvrd Park:	2	Yr Built:	1993 / Preowned
# Carprt Spcs:	0	Garage Size:	20 x 21	Will Subdiv:	No
Lot Dimen:		Acres:	0.246		
HOA:	None	HOA Dues:			
HOA Co:		HOA Co.Phone:			
Accessory Unit:		Accessory Unit SF:			
		Accessory Unit Type:			

Recent: **09/19/2021 : NEW**

School Dist: **Whitesboro ISD**
 Elementary School: **Whitesboro** Middle School: **Whitesboro** High School: **Whitesboro**

Master Bedroom: **15 x 16 / 1 Walk-in Closets** Bedroom: **12 x 11 / 1 Walk-in Closets**
 Bedroom: **12 x 11 / 1 Walk-in Closets** Living Room: **17 x 18 / 1**

Housing Type:	Single Detached	Fireplace Type:	Wood Burning
Style of House:		Kitchen Equipment:	Built-in Microwave, Dishwasher, Range/Oven-Electric, Vent Mechanism, Water Line to Refrigerator
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	
Lot Description:		Flooring:	Carpet, Ceramic Tile, Laminate, Vinyl
Exterior Features:		Heating/Cooling:	Central Air-Elec, Central Heat-Elec
Construction:	Brick	Green Features:	
Foundation:	Slab	Green Certification:	
Roof:	Composition	Handicap Amenities:	
Parking/Garage:	Garage-Attached	Possession:	Closing/Funding
Street/Utilities:	City Sewer, City Water	Showing:	Agent Or Owner Present
Interior Features:	High Speed Internet Available, Window Coverings	Easements:	
Restrictions:			

Property Description: **Perfect 3 bedroom 2 bath family home in Whitesboro on quiet street. Large open concept home with split bedroom design. Home features updated kitchen with granite countertops. Huge master suite with updated master bath and walk-in closets. Home has extra living space that is perfect for home office or den area. Large fenced in backyard ready for entertaining.**
 GPS

Public Driving
 Directions:
 Private Remarks: **Laundry room was moved from inside the house to garage area.**

SUB: **3.00%** BAC: **3.00%** Var: **No** List Type: **Exclusive Right to Sell/Lease** CDOM: **5** DOM: **5** LD: **09/19/2021** XD: **02/19/2022**
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 LA 2:
 Pref Title Co: Location:

Call:		Appt:		Owner Name:	client of Irick Real Estate
Keybox #:	9999	Keybox Type:	Combo	Seller Type:	Individual(s)
Show Instr:	call or text listing agent. 940-284-0902			Occupancy:	Owner

Prepared By: CHANCE KIRBY / IRICK REAL ESTATE on 2021-09-24 13:46