

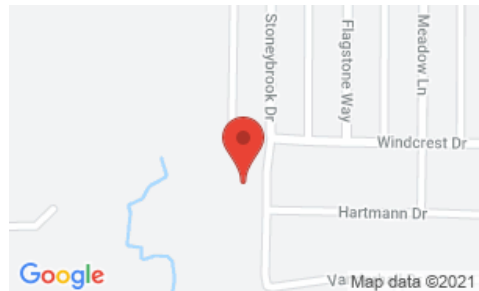


\$ 515,257.00

**804 STONEYBROOK DRIVE
WYLIE TEXAS 75098**

<https://katdonnellrealtor.com>

- 3 beds
- 2 baths
- Residential
- RES-Single Family
- 2314 sq ft



BASIC FACTS

Property ID: 240419

Bedrooms: 3

Baths Full: 2

Year built: 2021

MLS #: 14658530

Type: Residential

Bathrooms: 2

Area: 2314 sq ft

Year Built Details: New Construction - Incomplete

LOCATION DETAILS

County: Collin

Directions: From President George Bush Turnpike, exit Hwy 78, travel North. Turn right on Alanis Dr & travel approx one mile. Community on the left at the corner of S. Ballard Ave & Alanis Dr.

School District: Wylie ISD

Elementary School Name: Hartman

Intermediate School Name: Harrison

Junior High School Name: Burnett

High School Name: Wylie East

PROPERTY DETAILS

Lot Size: Less Than .5 Acre (not Zero)

Lot Size Area: 0.200

Lot Size Area SQFT: 8712.00

Lot Size Units: Acres

Room Count: 8

Transaction Type: For Sale

Number Of Living Areas: 1

Number Of Stories: 1



Number Of Dining Areas: 2

Structural Style: Single Detached

Subdivision: Stone Ranch

Will Subdivide: No

Architectural Style: Traditional

Association Type: Mandatory

Parcel Number: 506shadowglen

PROPERTY FEATURES

Utilities: City Sewer,City Water,Concrete,Curbs,Sidewalk

Community Features: Playground

Interior Features: Cable TV Available,Decorative Lighting,High Speed Internet Available,Smart Home System

Energy Saving Features: 16+ SEER AC,Ceiling Fans,Double Pane Windows,Energy Star Appliances,Gas Water Heater,Insulated Doors,Low E Windows,Programmable Thermostat,Radiant Barrier,Tankless Water Heater

Foundation Details: Slab

Garages: 3

Garage Length: 20

Fencing: Wood

Fireplaces Total: 1

Heating: Central Air-Gas,Central Heat-Gas

Lot Features: Landscaped,Some Trees,Subdivision

Exterior Features: Covered Porch(es),Patio Covered,Sprinkler System

Security Features: Carbon Monoxide Detector,Fire/Smoke,Monitored,Owned,Pre-Wired,Smoke Detector

Construction Materials: Brick

Parking Features: Covered,Front,Garage,Garage Door Opener,Garage-Attached,Oversized

Parking Spaces Covered Total: 3

Garage Width: 30

Fireplace Features: Gas Starter,Stone

Flooring: Carpet,Ceramic Tile,Wood

Roof: Composition



Other Equipment: Built-in
Microwave, Cooktop -
Gas, Dishwasher, Disposal, Oven-Electric, Vent
Mechanism, Water Line to Refrigerator

FEES

Association Fee: 300

Association Fee Frequency: Annual

Association Fee Includes: Full Use of
Facilities, Maintenance of Common
Areas, Management Fees

MISCELLANEOUS

Virtual Tour URL Unbranded:

<https://www.propertypanorama.com/instaview/ntreis/14658530>

COURTESY OF

List Office Name: Classic Property
Management

List Agent: Marsha Ashlock

