



3641 COTTONWOOD SPRINGS DR  
THE COLONY, TEXAS 75056  
\$585,000

RAYMOND LEON  
& Associates<sup>sm</sup>

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**\$10,000**  
Design, Paint  
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TUCKED AWAY NEXT TO LAKE LEWISVILLE ON STEWART PENINSULA IN THE COLONY, THIS WELL UPDATED HOME BACKS TO STEWART CREEK PARK WITH ACCESS TO HIKING & BIKING TRAILS AND SEASONAL VIEWS OF THE LAKE. THE HOME FEATURES AN UPDATED KITCHEN WITH PAINTED CABINETS, QUARTZ COUNTERTOPS, NEUTRAL STACKED ELONGATED TILE AND BLACK STAINLESS APPLIANCES. DOWNSTAIRS ALSO INCLUDES WOOD LOOKING TILE FLOORS AND UPDATED FACADE TO THE WOOD BURNING, GAS START FIREPLACE. THE LIVING ROOM & BREAKFAST ROOMS HAVE FABULOUS VIEWS OUT OF THE PICTURESQUE WINDOWS LOOKING TO THE TREE LINED REAR OF THE YARD AND ADJACENT PARK. DOWNSTAIRS ALSO HAS AN OPTIONAL FOURTH BEDROOM THAT MAKES A GREAT STUDY OR HOME OFFICE WITH A FULL BATHROOM OFF THE HALL. UPSTAIRS FEATURES THE PRIMARY BEDROOM WITH HUGE ≈27X7 BALCONY, SECOND LIVING AREA NOOK, AND UPDATED PRIMARY BATHROOM WITH LARGE WALK IN CLOSET. MOST OF THE UPSTAIRS OFFERS A WOOD-LOOKING LAMINATE FLOORING. BOTH HVAC SYSTEMS, WATER HEATER AND ROOF ≈6 YEARS OLD. ADDITIONAL ATTIC STORAGE OFF OF THE SECOND BEDROOM CLOSET. OUTSIDE ENJOY THE LARGE OUTDOOR PATIO WITH AN ≈14X14 SECTION IDEAL FOR AN OUTDOOR LIVING SPACE AND A LONG ≈13X7 SECTION THAT WOULD BE GREAT FOR ROCKING CHAIRS TO SIT AND ADMIRE THE VIEWS. THERE IS A GREENHOUSE FOR GARDENING, AS WELL AS A SIDE YARD PARKING PAD FOR A BOAT OR ADDITIONAL VEHICLE. HOA INCLUDES 2 SWIMMING POOLS, ONE FOR FAMILIES AND ONE FOR ADULTS. DO YOU ENJOY GOLF? PLAY 9 HOLES AT STEWART PENINSULA GOLF COURSE ALONG THE SHORE OF LAKE LEWISVILLE.



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