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3937 WATERFORD WAY
DENTON, TEXAS 76210
\$410,000

RAYMOND LEON
& Associatessm



HUGE LOT + HALF LOT BACKING TO FORESTED GREEN SPACE ON CUL-DE-SAC TYPE LOT. SINGLE STORY HOME FEATURING 3 BEDROOMS, 2 FULL BATHS, LARGE LIVING AREA WITH BRICK FIREPLACE & SKYLIGHTS, DINING ROOM OR STUDY AREA, AND LARGE KITCHEN WITH BREAKFAST AREA. ENCLOSED PATIO MAKES A GREAT SITTING OR PET AREA. KITCHEN FEATURES INCLUDE 3CM GRANITE COUNTERTOPS & STAINLESS APPLIANCES. TWO SHEDS, ONE WITH ELECTRICITY AND AIR CONDITIONING FOR PROJECTS, PLAY SPACE OR TO GET AWAY FROM YOUR SIGNIFICANT OTHER; THE OTHER IS THE PERFECT GARDEN AND TOOL SHED. UPDATES IN THE HOME INCLUDE HEATING & AIR CONDITIONING IN 2018; ELECTRIC PANEL IN 2018; ROOF IN 2019; TANKLESS WATER HEATER. FRONT ENTRY GARAGE WITH STORAGE. NO HOA!



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Historic House Specialist

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Living:	21 x 18	Kitchen:	15 x 11
Enc Patio:	10 x 9	Breakfast:	9 x 8
Primary:	16 x 15	Dining:	11 x 10
Bed2:	14 x 13	Utility:	7 x 6
Bed3:	13 x 11	Garage:	20 x 18

Lot:
Year Built:
Square Footage:
Denton ISD Schools:
(2023/2024 Year)

Lot + Half Lot
1985/Tax
2,082sf/Tax
Nelson/Crownover/
Denton



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