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717 CORNER POST PATH  
CELINA, TEXAS 75009  
\$450,000

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



LIGHT FARMS AT ITS BEST! SINGLE STORY, HIGHLAND HOME, AMBERLEY FLOOR PLAN LOADED WITH UPGRADES. BUILT IN 2019 & COMPLETED IN 2020. OPEN LIVING, KITCHEN & DINING CONCEPT WITH SPLIT BEDS & OPTIONAL STUDY/FOURTH BEDROOM. STACKED KITCHEN CABINETS, DOUBLE STACKED GAS LOG FIREPLACE. GORGEOUS GRANITE COUNTERTOPS & STAINLESS APPLIANCES. 3CM QUARTZ COUNTERTOPS IN FULL BATHROOMS. SOAKING TUB & SEPARATE SHOWER IN PRIMARY. SHUTTERS ON EXTERIOR WINDOWS. EXTENDED PRIMARY SUITE & COVERED PATIO. ENGINEERED HARDWOODS. TANKLESS HOT WATER HEATER. MORE! APPROXIMATELY 29 FEET OF BACKYARD DEPTH, IDEAL FOR FIDO OR PLAY SPACE. HOA INCLUDES FRONT YARD MAINTENANCE! COMMUNITY WORKOUT GYM, POOLS, TENNIS, PLAYGROUNDS, PATHS & LAKE. PROSPER SCHOOLS.



**FIVE STAR PROFESSIONAL**  
**TEXAS MONTHLY**  
**D Magazine**  
**BEST & Top Producer**

AMERICA'S TOP 100 - TOP 1%



CEO, Broker & Realtor<sup>©</sup>  
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Living:	20 x 16	Kitchen:	16 x 12
Primary:	16 x 13	Dining:	16 x 12
Bed 2:	13 x 10	Utility:	6 x 5
Bed 3:	13 x 10	Garage:	20 x 20
Bed 4/Study:	11 x 10	Covrd Patio:	13 x 11
Year Built:	2019-2020		
Square Footage:	2,063sf/Appraisal		
Prosper Schools:	(2020/2021 Year)		
HOA Dues:			
Amenities:			



The information contained herein is furnished by the owner to the best of his/her knowledge, but is subject to verification by the purchaser, and agent assumes no responsibility for the correctness thereof. The sale offering is made subject to errors, omissions, change of price, prior sale, or withdrawal without notice. In accordance with the Law, this property is offered without respect to race, color, creed, national origin, sex, familial status or disability. This is not intended to solicit property currently listed. All information to be verified by Purchaser prior to closing.