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1307 PAGOSA PLACE CARROLLTON, TEXAS 75007 \$535,000

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WELL UPGRADED & UPDATED, MODERN-LIKE FLOOR PLAN ON THIS CORNER LOT HOME WITH SWIMMING POOL IN THE VILLAGES OF INDIAN CREEK! WALLS OF REPLACED WINDOWS IN THE TWO DOWNSTAIRS LIVING AREAS (ONE WITH GAS FIREPLACE) & DINING ROOM WITH WET BAR. UPDATED KITCHEN WITH GRANITE COUNTERTOPS & STAINLESS APPLIANCES. REMODELED DOWNSTAIRS PRIMARY BATHROOM IN JULY, 2020, INCLUDING A HUGE, FRAMELESS GLASS, WALK-IN SHOWER, GRANITE COUNTERTOPS, PAINTED WHITE CABINETS & LAMINATE FLOORING. DOWNSTAIRS FEATURES ENGINEERED HARDWOOD FLOORS. REPLACED CARPET, CARPET PAD & TILE UPSTAIRS IN THE THIRD LIVING AREA, TWO BEDROOMS AND FULL BATHROOM IN FEBRUARY, 2018. DOWNSTAIRS HEATING & AIR REPLACED APRIL, 2019; UPSTAIRS HEATING & AIR REPLACED & DUCTWORK REPLACED SEPTEMBER, 2021. MOST WINDOWS REPLACED THROUGHOUT THE HOME FEBRUARY, 2022. REPLACED OLD ATTIC INSULATION SEPTEMBER, 2021. ROOF REPLACED JUNE, 2018. POOL EQUIPMENT REPLACED 2018 THROUGH 2022. SPACIOUS PATIO AREA, SWIMMING POOL & YARD SPACE FOR FIDO OR PLAY.



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Living1/1:	16 x 13	Kitchen/1:	15 x 11
Living2/1:	16 x 11	Breakfast/1:	10 x 9
Living3/2:	14 x 12	Dining/1:	15 x 11
Primary/1:	17 x 13	Utility/1:	8 x 5
Bed2/2:	12 x 11	Garage:	21 x 18
Bed3/2:	12 x 10		

Year Built:	1987/Tax
Square Footage:	2,416sf/Tax
Lot Size:	60x115/.158Acre/Srvy
Lewisville ISD:	Hebron Valley/Creek
(2022/2023 Year)	Valley/Hebron
HOA Dues:	\$572.00/ Annual



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.