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1605 MARY LANE  
PROVIDENCE VILLAGE, TEXAS 76227  
\$335,000

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



UPGRADED & UPDATED OPEN FLOOR PLAN, SINGLE STORY HOME IN PROVIDENCE VILLAGE WITH AUBREY ISD! TURN KEY HOME FEATURES OPEN KITCHEN WITH 3CM GRANITE COUNTERTOPS, STAINLESS APPLIANCES (INCLUDING GAS RANGE), BUILT-IN BREAKFAST BOOTH/NOOK AND ADJACENT STUDY/OFFICE NOOK. ENJOY THE COMING COOL EVENINGS IN FRONT OF THE GAS START, WOOD BURNING FIRE PLACE IN THE LIVING ROOM. A WALL OF NORTH FACING WINDOWS MAKES THE HOME LIGHT & BRIGHT. BONUS SECOND LIVING ROOM OR SUN ROOM MAKES A GREAT OFFICE, WORKOUT ROOM, OR PLAY ROOM. NEUTRAL PAINT WITH NO CARPET = LUXURY VINYL PLANK AND TILE THROUGHOUT. SPACIOUS PRIMARY SUITE WITH LARGE WALK-IN-CLOSET, SEPARATE SHOWER, SOAKING TUB, DUAL SINKS AND PRIVATE WATER CLOSET. TWO ADDITIONAL BEDROOMS, FULL BATHROOM, AND SPACIOUS UTILITY ROOM WITH STORAGE ALL SEPARATE FROM THE PRIMARY SUITE. LARGE SIDE & BACKYARD. MOVE-IN READY AND A FANTASTIC OPPORTUNITY IN PROVIDENCE VILLAGE. COMMUNITY POOLS, WATER SLIDE, COMMUNITY CENTER, TENNIS COURTS, PARK/PLAYGROUNDS, MORE.



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CEO, Broker & Realtor<sup>©</sup>  
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Living:	18 x 16	Kitchen:	15 x 13
Sun/Liv2:	15 x 9	Dining:	15 x 11
Primary:	15 x 13	Study:	Nook
Bed 2:	13 x 10	Utility:	7 x 5
Bed 3:	10 x 10	Garage:	19 x 18
Year Built:	2007		
Square Footage:	1,935sf/See Docs		
Aubrey Schools:	(2020/2021 Year)		
HOA Dues:			
HOA 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.