

## 1612 SILVERY CANOE WAY ST PAUL, TEXAS 75098 \$589,000

RAYMOND LEON



RARE IN INSPIRATION, THIS FIRST TEXAS HOMES BUILT BRADFORD Floor Plan has an Open Concept with Fabulous Curved STAIRWAY AND SPACIOUS GRAND ENTRY. THE HOME LIVES & FEELS LARGER WITH ITS THOUGHTFUL LAYOUT & DESIGN. 4 BEDROOMS, 3 Full Bathrooms, Study or 5th Bedroom, Formal Living & DINING, 2 LARGE LIVING ROOMS (ONE UP. ONE DOWN) & 2 CAR GARAGE. OPEN KITCHEN WITH BUTLER PANTRY TO FORMALS & LARGE ISLAND OPEN TO LIVING AS WELL AS STAINLESS APPLIANCES (GAS COOKTOP, VENT TO EXTERIOR, DOUBLE OVENS, MICROWAVE). GAS FIREPLACE IN TWO STORY OPEN LIVING ROOM. LARGE UPSTAIRS LIVING AREA OFF THREE SPLIT BEDROOMS. WOOD-LOOKING TILE THROUGHOUT MOST OF THE FIRST FLOOR. COVERED PATIO WITH SPACIOUS BACKYARD & LARGE STORAGE Shed. Plenty of Room for Fido & Play! HOA Community FEATURES INCLUDE: CLUB HOUSE, SWIMMING POOLS, LAZY RIVER, Splash Pad, Pickle Ball Courts, Disc Golf, Sand Volleyball, PUTTING GREEN, HIKE & BIKE TRAILS, DOG PARKS, FISHING PONDS. MORE.







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.