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

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



Fabulous, Open & Dramatic Entry



Formal & Living Spaces off of Entry



Upstairs 2nd Living Area

Living Room (1st):	18 x 18
Formal Living (1st):	11 x 11
Formal Dining (1st):	11 x 11
Study/5th Bedroom (1st):	12 x 10
Kitchen (1st):	15 x 12
Breakfast (1st):	12 x 10
Primary Bedroom (1st):	17 x 14

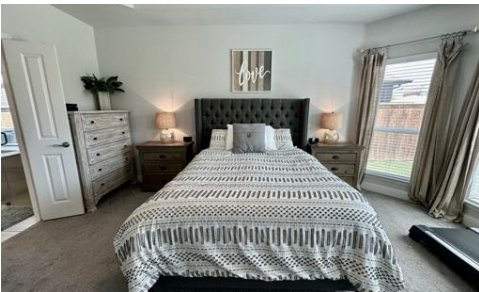
Living Room (2nd):	15 x 13
Bedroom 2 (2nd):	12 x 11
Bedroom 3 (2nd):	13 x 11
Bedroom 4 (2nd):	13 x 13

Utility Room (1st):	6 x 5
Garage:	20 x 19
Covered Patio:	21 x 8

Square Footage:	2,929sf/Appraisal
Year Built Completed:	2018
Wylie ISD Schools:	Bush Elementary Davis Intermediate McMillan Junior High Wylie East High

HOA Dues:	\$989/Semi-Annual
HOA Contact:	First Service Residential (214) 871-9700

Community Amenities:	Community Swimming Pools, Lazy River, Splash Pad, Workout Facility, Club House, Parks, Dog Park, Pickleball Courts, Bike Paths, More
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Spacious Primary Bedroom with Arched Windows



Upgraded Primary Bathroom



HUGE Backyard with Covered Patio & Shed



**RAY MACH**   
 CEO, Broker & Realtor<sup>©</sup>  
 Historic House Specialist

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& Associates<sup>sm</sup>



SCAN HERE



VIRTUAL TOUR, FLOOR PLAN,  
 GRAPHICS, PHOTO LINKS,  
 DOCUMENTS, MORE

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