www.RaymondLeon.com

2229 Possum Fire Trl
Wylie, Texas 75098
$495,000

Raymond Leon
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Tree Top & Water Views! Amazing Location overlooking Possum Fire Pond & Across the Street from Possum Fire Park on this Single Story Gehan Home in the Highly Coveted Inspiration Community. The Laurel Floor Plan offers an Open Kitchen, Dining & Living Room Concept with 2 Studies or 2 Bonus Additional Living Spaces. Loaded with Upgrades, including Whirlpool Appliance Package (Gas Cooktop, Electric Oven, Vented to Exterior Microwave & Dishwasher), Upgraded Cabinets, Level 3 Granite Countertops, Upgraded Doors, Frameless Glass Shower, Engineered Wood Floors, Upgraded Tile, 2" Blinds, Tankless Hot Water Heater, More. HUGE Backyard for Entertaining, Play Space & Fido to run. Enjoy Evenings on the 10x10 Patio overlooking the Pond. Home includes a Never-Used Security System or Buyer may Purchase the Vivint Security System for an additional $3,000 (Seller paid $4,000). HOA Community Features include: Club House, Swimming Pools, Lazy River, Splash Pad, Pickle Ball Court, Disc Golf, Sand Volleyball, Putting Green, Hike & Bike Trails, Dog Parks, Fishing Ponds, More

AMERICA'S TOP 100 - TOP 1%

PLATINUM PRODUCER

Ray Mach

CEO, Broker & Realtor©

Historic House Specialist

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Living:	**≈17 x 15**	**Kitchen:**	**≈15 x 11**
Study #1:	**≈12 x 10**	**Dining:**	**≈15 x 10**
Study #2:	**≈13 x 12**	**Utility:**	**≈ 8 x 6**
Primary:	**≈16 x 13**	**Garage:**	**≈19 x 18**
Bed 2:	**≈12 x 10**	**Lot Size:**	**≈0.167 Acre**
Bed 3:	**≈12 x 10**	**HOA:**	**$537.50/Semi**
Year Built:			**2020/Owner**
Square Footage:			**2,033sf/Appraiser**
Wylie Schools:			**Bush/McMillian/**
(2021/2022 Year)			**Wylie East**
Amenities:			**See Above**

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.