



3641 COTTONWOOD SPRINGS DR  
THE COLONY, TEXAS 75056  
\$585,000

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

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Stunning Windows and Picturesque Views



Breakfast Area with Delicious Views



Updated Kitchen

**Living Room/1:** 19 x 17  
**Study/Bedroom 4/1:** 11 x 11  
**Formal Dining/1:** 13 x 11  
**Breakfast/1:** 13 x 12  
**Kitchen/1:** 13 x 13  
**Utility/1:** 6 x 5  
**Primary Bedroom/2:** 17 x 14  
**Living Room(Nook)/2 :** 12 x 9  
**Primary Bathroom/2:** 14 x 8  
**Primary Closet/2:** 11 x 9  
**Bed 2/2:** 13 x 9  
**Bedroom 3/2:** 12 x 11  
**Covered Patio/1:** 14 x 14  
**Covered Patio/1:** 13 x 7  
**Balcony/2:** 27 x 7  
**Garage:** 20 x 20

**HOA Dues:** \$310/Semi-Annual

**Square Footage/Tax:** 2,599sf  
**Lot Size per Survey:** ≈69'x135'x81x150'  
0.243 Acre  
**Year Built/Tax:** 1997  
**Lewisville ISD Schools:** Ethridge Elem  
Lakeview Middle  
The Colony 9th  
The Colony High

Enjoy the Views  
from both the  
Covered Patio and  
Upstairs Balcony



Large Primary Suite with Balcony & 2nd Living



Updated Primary Bathroom



HUGE Backyard with access to the Park



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

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SCAN HERE



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