



**\$482,000**

- **Wood Flooring & Granite**
- **Nearly 1/3 Acre Lot**
- **Located on Cul-de-Sac**
- **Walk to School & Pools**



**1988 Verde Ct**

**Waterford Parks**

**Allen**

***5 Bedrooms, 4 Baths! Cul-de-Sac Lot, Sprawling Backyard with Gorgeous Trees!  
Walk to Elementary School, Community Pool & Splash Park. Allen ISD!***

- Located on Quiet Cul-de-Sac
- Brick Façade with Quaint Arched Porch & Lush Landscaping
- Rich Hardwood Flooring in Foyer, Family Room and Study
- Stunning Foyer has 19' Ceiling, Chandelier and Crown Molding
- Dining has Crown Molding, Chair Railing & Ceiling Fan, currently staged as Sitting Room
- Large, Inviting Family Room has Stunning Floor to Ceiling Stone Fireplace with Gas Logs & Hearth
- Study is Private with French Doors and Crown Molding
- Separate Utility Room has Sink, Cabinets & Tile Flooring
- Granite Kitchen, Custom 42" Knotty Alder Wood Cabinetry, Large Under Mount Sink and Stone Backsplash
- Huge Island with Breakfast Bar
- Stainless Steel Appliances: Double Ovens-Convection, 5 Burner Gas Cooktop, Dishwasher & Microwave
- Butler's Pantry connects to Dining has Granite Counters and Cabinets, some w/Glass Fronts, Walk In Pantry
- Charming Breakfast Area
- Master Suite overlooks Backyard, has Tray Ceiling & Crown Molding
- His and Hers Walk in Closets
- Master Bath has Separate Vanities with His & Hers Sinks, Linen Closet, Garden Tub and Separate Shower
- Main Level Secondary Bedroom
- Main Level Full Bath has Tile Flooring & Linen Closet
- Game Room up has Built-in Work Station or Desk with Granite Top
- Media has Multi Level Floor and is Wired for Speakers/Projector
- 3 Secondary BRs up are Spacious and have Walk in Closets
- 2 Full Baths, One is Jack & Jill
- 17' x 17' Covered Deck with Built in Bench, BOB Wood Fence
- Sprawling Grassy Yard has Room for Pool & Playset
- Trees & Shrubs include Magnolias, Crepe Myrtles, Maple, Cypress, Honeysuckles, Blackberries & more

**5 Bedrooms / 4 Baths / Family Room / 2 Dining / Study / Game / Media / 2 Car Garage**

MLS:	13740446	Family Room:	20 x 17	Kitchen:	15 x 12	Master Bedroom:	17 x 14
Year Built:	2011	Dining:	11 x 10	Breakfast:	12 x 8	2nd Bedroom:	12 x 12
SF:	3,816/tax	Study:	13 x 11	Game:	20 x 18/2	3rd Bedroom:	14 x 13/2
Lot Size:	0.297 acres	Media:	17 x 12/2	5th Bedroom:	12 x 11/2	4th Bedroom:	12 x 12/2
Schools:	Allen ISD	Cheatham Elementary		Curtis Middle		Lowery Freshman Ctr	Allen High

\*Schools subject to verification through Allen ISD

**Waterford Parks: Junior Olympic Sized Pool, Children's Splash Park, Clubhouse, Cabanas & Picnic Areas, Playground, Walking, Jogging & Bike Trails, HOA Sponsored Community Events, Greenbelts & Creeks!**



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realty group

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