



\$265,000

- Granite Kitchen
- Paint, Carpet, Fence 2017
- Neutral Colors
- Large Grassy Yard
- Corner Lot



3401 Dunhill Place

Castle Hill Estates

Rowlett

***Stunning DR Horton Home on Corner Lot, Shows Like New!
Recent Updates of Granite, Carpet, Interior Paint, Light Fixtures & BOB Fence***

- Brick Façade w/Arched Covered Porch
- Quaint Walk-up Beautiful Landscaping
- Soaring Foyer with 18' Ceiling
- Dining Room w/Recent Woodlike Laminate Flooring & Lighting Fixture, plus Chair Rail & Crown Molding
- Family Room w/Brick Gas Log FP, Ceiling Fan & Recent Carpet
- Wall of Windows overlooks Backyard
- Main Level Powder Room with Pedestal Sink and Wall Cabinet
- Separate Tiled Utility w/Built ins
- Gourmet Granite Kitchen with Rich Wood Cabinetry, Under Mount Sink with Pendant Lighting
- Tile Flooring & Subway Tile Stone Backsplash, Walk in Pantry
- 4 Burner Gas Cooktop w/Overhead Vent, Oven, Microwave & Stainless Steel Dishwasher
- Charming Breakfast Area w/Recent Light Fixture, Lots of Windows & Natural Light, Access to Patio
- Private Master with Vaulted Ceiling, Recent Carpet & Arched Window
- Master Bath has His & Hers Sinks, Garden Tub and Separate Shower with Recent Glass Door
- Large Walk in Closet
- 2 Car Garage w/Recent Paint
- Upstairs Game Room Loft is Vaulted with Ceiling Fan & Recent Carpet
- 2 Secondary BRs with Ceiling Fans
- Full Tiled Bath with Updated Light
- Large Grassy Yard with BOB Fence and Room for Pool & Playset

Recent Improvements 9/2017

- Granite Counters in Kitchen
- Neutral Interior Paint throughout
- Neutral Carpet- Family, Game & BRs
- Woodlike Laminate Floor- Dining Rm
- Lighting Fixtures- Dining, Kitchen, Breakfast Room & Upstairs Full Bath
- 4" Baseboards throughout
- BOB Fence w/Metal Posts

Description: 3 Bedrooms / 2.5 Baths / Family / 2 Dining / Game / 2 Car Garage

MLS:	13696259	Family Room:	19 x 16	Kitchen:	13 x 10	Master:	17 x 14
Subdivision:	Castle Hill Estates	Formal Dining:	12 x 11	Breakfast:	10 x 9	Bedroom 2:	12 x 12/2
Year Built:	2006	Utility:	6 x 5	Patio:	10 x 10	Bedroom 3:	12 x 10/2
Sq. Feet:	2,208/tax	Lot:	0.189 acres			Game Room:	19 x 13/2

Schools: Garland ISD Elementary: Choice of School Middle: Choice of School High: Choice of School

*Schools subject to verification through Garland ISD. Client to verify measurements.



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