

23 CARTER CT ALLEN, TEXAS 75002 \$1,099,000

RAYMOND LEON & Associates sm







ESCAPE TO THE COUNTRY WITHOUT LEAVING THE CITY! QUALITY, CUSTOM BUILT HOME ON A WOODED CREEK & CUL DE SAC LOT WITH JUST UNDER HALF AN ACRE. STUNNING VIEWS OF THE CREEK AND BACKS TO A LARGE OVERSIZED ESTATE. FANTASTIC FLOOR PLAN WITH 4 BEDROOMS, 4 FULL BATHS, 2 HALF BATHS, 4 LIVING AREAS, STUDY, 2 DINING AREAS, BUTLER & WALK IN PANTRIES, HUGE KITCHEN WITH ISLAND AND COUNTER SPACE GALORE, WET BAR, STORM SHELTER/SAFE ROOM, UPSTAIRS HOMEWORK STUDY, ATTACHED 3 CAR GARAGE, & OUTDOOR LIVING SPACES. SO MANY CUSTOM FEATURES INCLUDING STEEL & GLASS FRONT ENTRY; CROWN MOULDING; WINDOW SHUTTERS; HARD WIRED SPEAKER SYSTEM; VIDEO SURVEILLANCE SYSTEM; HARDWOOD FLOORS; STAINLESS APPLIANCES INCLUDING BOSCH INDUCTION COOKTOP; STEAM SHOWER IN GUEST BATHROOM WITH ACCESS TO OUTDOORS; ELFA SHELVING IN THE HUGE PRIMARY CLOSET: CUSTOM WOOD SHELVING IN THE DOWNSTAIRS STUDY WITH PRIVATE PATIO; GATED DRIVEWAY; MORE. RELAX ON THE OUTDOOR LIVING AREA WITH WOOD BURNING FIRE PLACE OR SIT ON THE UPSTAIRS ≈24X9 BALCONY FOR OVERHEAD VIEWS OF THE BACKYARD, CREEK WATER AND TREES. TAKE A DIP IN THE SALT WATER, PEBBLE TECH LINED HEATED SWIMMING POOL WITH Waterfall Feature or Relax in the Attached Spa. 3 Car Attached Garage with Two Plugs for EV CHARGING OR WORKSHOP TOOLS. NO HOA! LOCAL SHOPPING & DINING SO CLOSE, INCLUDING WATTERS CREEK VILLAGE LESS THAN 2.5 MILES AWAY.

SELLER WILL ENTERTAIN PAYING AN AMOUNT UP TO 3% OF THE SALES PRICE TO BE NEGOTIATED TOWARDS BUYER'S EXPENSES DEPENDENT ON THE OFFER MADE AND AGREED SALES CONTRACT. TERMS ARE NEGOTIABLE.



Ray Mach



CEO, Broker & Realtor® Historic House Specialist

(214)502-9852 DIRECT: OFFICE & FAX: (214)520-4443 RAYMACH@RAYMONDLEON.com

RAYMOND LEON











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.