

# Single Family Residence For sale

- 712 Cool Canyon, Princeton, Texas 75407



## Basic Details

Property Type:	<b>Single Family Residence</b>
Listing Type:	<b>For sale</b>
MLS Number:	<b>20672037</b>
Price:	<b>\$312,000</b>
Bedrooms:	<b>3</b>
Bathrooms:	<b>2</b>
Year Built:	<b>2023</b>
Acreage:	<b>0.12 Acre</b>

## Address Map

Country:	<b>USA</b>
State:	<b>TX</b>
County:	<b>Collin</b>
City:	<b>Princeton</b>
Subdivision:	<b>Winchester Crossing Ph 7</b>
Zipcode:	<b>75407</b>
Street:	<b>Cool Canyon</b>
Street Number:	<b>712</b>
Postal Code:	<b>9836</b>

## Features

✓ Heating System:	<b>Central</b>
✓ Fence:	<b>Wood</b>
✓ Security:	<b>Smoke Detector(s), Prewired</b>

## Additional Info

✓ Utilities:	<b>City water, City sewer, Individual water meter, Concrete, Curbs, Individual gas meter, Sidewalk, Community mailbox, Electricity Connected, Cable Available</b>
✓ Architectural Style:	<b>Traditional</b>
Association Fee:	<b>\$600</b>
Association Fee Frequency:	<b>Semi-Annual</b>
✓ Community	<b>Community pool,</b>

Floor Number: **0**

Longitude: **W97° 29' 2.6"**

Latitude: **N33° 9' 5"**

Features: **Playground, Curbs, Sidewalks**

Elementary School Name: **Harper**

✓ Exterior Features: **Covered Patio/porch, Lighting**

✓ Interior Features: **Cable tv available, Decorative lighting, High speed internet available, Kitchen Island, Pantry, Walk-in Closet(s), Open Floorplan**

✓ Flooring: **Carpet, Luxury vinyl plank**

High School Name: **Princeton**

List Agent Full Name: **Shelby Johnston**

List Office Name: **Coldwell Banker Apex, REALTORS**

✓ Lot Features: **Subdivision, Interior lot, Landscaped, Few Trees, Sprinkler System**

Matrix Modified DT:

Middle School Name: **Mattei**

Open House Count: **3**

Parcel Number: **R1273200K01801**

✓ Parking Features: **Garage, Garage door opener, Garage Faces Front, Concrete, Garage Single Door**

School District: **Princeton isd**

Property Type: **Residential**

✓ Roof: **Asphalt**

Status: **Active**

Structural Style: **Single detached**

SQFT Gross: **0 Sqft**

SQFT Lot: **5,183.64 Sqft**

Street Suffix: **Trail**

Number Of  
Parking Spaces: **0**

Fireplace: **0**

Garage: **0**

## Agent Info

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