

# Single Family Residence For sale

- 718 Gentle Bird, Lavon, Texas 75166



## Basic Details

Property Type:	<b>Single Family Residence</b>
Listing Type:	<b>For sale</b>
MLS Number:	<b>20682413</b>
Price:	<b>\$368,990</b>
Bedrooms:	<b>4</b>
Bathrooms:	<b>2</b>
Half Bathrooms:	<b>1</b>
Year Built:	<b>2024</b>
Acreage:	<b>0.11 Acre</b>

## Address Map

Country:	<b>USA</b>
State:	<b>TX</b>
County:	<b>Collin</b>
City:	<b>Lavon</b>
Subdivision:	<b>Elevon</b>
Zipcode:	<b>75166</b>
Street:	<b>Gentle Bird</b>
Street Number:	<b>718</b>

## Features

✓ Heating System:	<b>Central, Natural Gas</b>
✓ Fence:	<b>Wood</b>
✓ Security:	<b>Smoke Detector(s), Carbon Monoxide Detector(s)</b>

## Additional Info

✓ Utilities:	<b>City water, City sewer, Underground utilities, Individual water meter, Concrete, Curbs, Individual gas meter, Community mailbox</b>
✓ Architectural Style:	<b>Traditional</b>
Association Fee:	<b>\$155</b>
Association Fee Frequency:	<b>Monthly</b>
✓ Community	<b>Club house, Community</b>

Floor Number:	<b>0</b>
Longitude:	<b>W97° 35' 0.1"</b>
Latitude:	<b>N33° 1' 20.8"</b>

Features:	<b>pool, Playground, Sidewalks</b>
✓ Exterior Features:	<b>Covered Patio/porch, Rain Gutters, Lighting, Private Yard</b>
✓ Interior Features:	<b>Cable tv available, Decorative lighting, Kitchen Island, Walk-in Closet(s), Open Floorplan</b>
✓ Flooring:	<b>Carpet, Ceramic tile</b>

High School Name: **Community**

Lot Size Dimensions:	<b>40x120</b>
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List Agent Full Name: **Cassian Bernard**

List Office Name:	<b>Escape Realty</b>
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✓ Lot Features:	<b>Subdivision, Interior lot, Landscaped, Few Trees, Sprinkler System</b>
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Matrix Modified DT:	
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Middle School Name: **Community Trails**

Open House Count:	<b>2</b>
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Parcel Number: **2887495**

✓ Parking Features:	<b>Garage, Garage door opener, Garage Faces Front</b>
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School District: **Community Isd**

Property Type:	<b>Residential</b>
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✓ Roof:	<b>Composition</b>
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Status:	<b>Active</b>
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Structural Style: **Single detached**

SQFT Gross:	<b>0 Sqft</b>
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SQFT Lot:	<b>4,791.60 Sqft</b>
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Street Suffix:	<b>Drive</b>
✓ Fireplace Features:	<b>Electric, Living Room</b>
Number Of Parking Spaces:	<b>0</b>
Fireplace:	<b>1</b>
Garage:	<b>0</b>


## Agent Info

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Pam Matlock

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