

# Single Family Residence For sale

- 722 Gentle Bird, Lavon, Texas 75166



## Basic Details

Property Type:	<b>Single Family Residence</b>
Listing Type:	<b>For sale</b>
MLS Number:	<b>20682430</b>
Price:	<b>\$338,990</b>
Bedrooms:	<b>3</b>
Bathrooms:	<b>2</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>722</b>
Floor Number:	<b>0</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 Features:	<b>Club house, Community pool, Playground, Sidewalks</b>

Longitude: **W97° 35' 0.3"**

Latitude: **N33° 1' 20.9"**

✓ Exterior Features: **Covered Patio/porch,  
Rain Gutters, Lighting,  
Private Yard**

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

✓ Flooring: **Carpet, Ceramic tile**

High School **Community**  
Name:

Lot Size **40x120**  
Dimensions:

List Agent Full **Cassian Bernard**  
Name:

List Office **Escape Realty**  
Name:

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

Matrix Modified  
DT:

Middle School **Community Trails**  
Name:

Open House **2**  
Count:

Parcel Number: **2887496**

✓ Parking Features: **Garage, Garage door  
opener, Garage Faces  
Front**

School District: **Community Isd**

Property Type: **Residential**

✓ Roof: **Composition**

Status: **Active**

Structural Style: **Single detached**

SQFT Gross: **0 Sqft**

SQFT Lot: **4,791.60 Sqft**

Street Suffix: **Drive**

Number Of  
Parking Spaces: **0**

Fireplace: **0**

Garage: **0**


## Agent Info

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