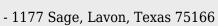
# Single Family Residence For sale







#### Basic **Details**

Property Type:	Single Family Residence	
Listing Type:	For sale	
MLS Number:	20749933	
Price:	\$458,513	
Bedrooms:	4	
Bathrooms:	3	
Half Bathrooms:	1	
Year Built:	2024	
Acreage:	0.16 Acre	

#### Features

 Heating System:	Central, Other, Zoned, Electric, Energy Star Qualified Equipment
 Fence:	Wood

### Address Map

Country:	USA
State:	TX
County:	Collin
City:	Lavon
Subdivision:	Trails of Lavon
Zipcode:	75166
Street:	Sage
Street Number:	1177

## Additional Info

√ Utilities:	City water, City sewer, Asphalt, All weather road, Individual water meter, Sidewalk, Community mailbox	
✓ Architectural Style:	Traditional	
Association Fee:	\$650	
Association Fee Frequency:	Annually	

Floor Number:	0		Park, Playground, Greenbelt, Jogging path/bike path, Perimeter
Longitude: Latitude:	W97° 25' 21.8'' N32° 42' 36.7''		fencing, Lake, Community Sprinkler, Pool
		$\checkmark$ Exterior Features:	Outdoor living center, Covered Patio/porch
		√ Interior Features:	Cable tv available, Other, High speed internet available, Smart home system
		$\checkmark$ Flooring:	Luxury vinyl plank
		High School Name:	Community
		List Agent Full Name:	Patrick Mcgrath
		List Office I Name:	Meritage Homes Realty
		✓ Lot Features:	Subdivision, Landscaped, Lrg. backyard grass
		Matrix Modified DT:	
		Middle School Name:	Leland Edge
		Open House Count:	2
		Parcel Number:	1177 Sage Drive
		✓ Parking Features:	Garage Single Door
		School District:	Community Isd
		Property Type:	Residential
		Roof:	Composition
		Status:	Active
		Structural Style:	Single detached
		SQFT Gross:	0 Sqft
		SQFT Lot:	6,969.60 Sqft
		Street Suffix:	Drive
		Number Of	0

Parking Spaces:				
Fireplace:	0			
Garage:	0			

## Agent Info

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