

# Single Family Residence For sale

- 462 Wonder Gardens, Lavon, Texas 75166



## Basic Details

|                |                                |
|----------------|--------------------------------|
| Property Type: | <b>Single Family Residence</b> |
| Listing Type:  | <b>For sale</b>                |
| MLS Number:    | <b>20765083</b>                |
| Price:         | <b>\$329,990</b>               |
| Bedrooms:      | <b>3</b>                       |
| Bathrooms:     | <b>2</b>                       |
| Year Built:    | <b>2024</b>                    |
| Acreage:       | <b>0.07 Acre</b>               |

## Address Map

|                |                       |
|----------------|-----------------------|
| Country:       | <b>USA</b>            |
| State:         | <b>TX</b>             |
| County:        | <b>Collin</b>         |
| City:          | <b>Lavon</b>          |
| Subdivision:   | <b>Elevon South</b>   |
| Zipcode:       | <b>75166</b>          |
| Street:        | <b>Wonder Gardens</b> |
| Street Number: | <b>462</b>            |
| Floor Number:  | <b>0</b>              |

## Features

|                   |   |
|-------------------|---|
| ✓ Heating System: | <b>Heat Pump, Central, Natural Gas, Energy Star Qualified Equipment</b> |
| ✓ Fence:          | <b>Wood, Gate, Fenced, Back Yard</b>                                    |
| ✓ Security:       | <b>Smoke Detector(s), Carbon Monoxide Detector(s), Prewired</b>         |

## Additional Info

|                            |   |
|----------------------------|---|
| ✓ Utilities:               | <b>City sewer, Underground utilities, Co-op water, Individual water meter, Curbs, Individual gas meter, Sidewalk, 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, Other, Park, Community dock,</b>   |

Longitude: **W97° 35' 23.5"**

Latitude: **N33° 1' 20.2"**

Playground, Greenbelt,  
Jogging path/bike path,  
Community Sprinkler,  
Tennis Court(s),  
Sidewalks, Fishing

✓ Exterior Features:

Covered Patio/porch,  
Rain Gutters, Private  
Yard

✓ Interior Features:

Cable tv available,  
Decorative lighting, High  
speed internet available,  
Smart home system,  
Kitchen Island, Pantry,  
Walk-in Closet(s), Open  
Floorplan, Double Vanity

✓ Flooring:

Carpet, Ceramic tile,  
Luxury vinyl plank

High School  
Name:

**Community**

Lot Size  
Dimensions:

**30x106**

List Agent Full  
Name:

**Dennis Ciani**

List Office  
Name:

**Pacesetter Homes**

✓ Lot Features:

Interior lot

Matrix Modified  
DT:

Middle School  
Name:

**Leland Edge**

Parcel Number:

**462 Wonder  
Gardens**

✓ Parking Features:

Garage Faces Rear,  
Garage Single Door

School District:

**Community Isd**

Property Type:

**Residential**

✓ Roof:

Composition

Status:

**Active**

Structural Style:

**Single detached**

SQFT Gross:

**0 Sqft**

|                              |                      |
|------------------------------|----------------------|
| SQFT Lot:                    | <b>3,179.88 Sqft</b> |
| Street Suffix:               | <b>Alley</b>         |
| Number Of<br>Parking Spaces: | <b>0</b>             |
| Fireplace:                   | <b>0</b>             |
| Garage:                      | <b>0</b>             |

## Agent Info

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Pam Matlock

<http://pammatlock.com/>

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