

# Single Family Residence For sale

- 2304 Spoonbill, Princeton, Texas 75407



## Basic Details

Property Type:	<b>Single Family Residence</b>
Listing Type:	<b>For sale</b>
MLS Number:	<b>20766007</b>
Price:	<b>\$399,999</b>
Bedrooms:	<b>4</b>
Bathrooms:	<b>2</b>
Year Built:	<b>2023</b>
Acreage:	<b>0.14 Acre</b>

## Address Map

Country:	<b>USA</b>
State:	<b>TX</b>
County:	<b>Collin</b>
City:	<b>Princeton</b>
Subdivision:	<b>Whitewing Trails Ph 2b</b>
Zipcode:	<b>75407</b>
Street:	<b>Spoonbill</b>
Street Number:	<b>2304</b>
Postal Code:	<b>3275</b>

## Features

✓ Heating System:	<b>Natural Gas</b>
✓ Fence:	<b>Wood, Fenced, Back Yard</b>
✓ Security:	<b>Smoke Detector(s)</b>

## Additional Info

✓ Utilities:	<b>City water, City sewer, Underground utilities, Individual water meter, Curbs, Sidewalk, Community mailbox, Electricity Connected, Natural Gas Available, Electricity Available, Cable Available</b>
✓ Architectural Style:	<b>Traditional</b>

Association Fee:	<b>\$550</b>
Association Fee Frequency:	<b>Semi-Annual</b>

Floor Number: **0**

Longitude: **W97° 28' 58.3"**

Latitude: **N33° 11' 59"**

✓ Community Features: **Curbs, Sidewalks**

Elementary School Name: **Smith**

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

✓ Interior Features: **Cable tv available, Decorative lighting, High speed internet available, Kitchen Island, Pantry, Open Floorplan, Double Vanity**

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

High School Name: **Princeton**

Intermediate School Name: **Huddleston**

List Agent Full Name: **Tommy Burgett**

List Office Name: **Orchard Brokerage, LLC**

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

Matrix Modified DT:

Middle School Name: **Clark**

Open House Count: **1**

Parcel Number: **R1291500H01601**

✓ Parking Features: **Garage, Garage Faces Front, Garage Single Door**

School District: **Princeton isd**

Property Type: **Residential**

✓ Roof: **Composition, Shingle**

Status: **Active**

Structural Style: **Farm/ranch**


	<b>house, single detached</b>
SQFT Gross:	<b>0 Sqft</b>
SQFT Lot:	<b>6,098.40 Sqft</b>
Street Suffix:	<b>Drive</b>
Number Of Parking Spaces:	<b>0</b>
Fireplace:	<b>0</b>
Garage:	<b>0</b>


## Agent Info

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Pam Matlock

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