

\$345,000

3 Bed | 2 Bath | 1,940 Sqft | MLS# 45521732

3

BEDROOMS

2

BATHROOMS

1,940

SQ. FT.

7,301

LOT SQFT

2010

YEAR BUILT

KEY DETAILS

PRICE/SQFT	\$178
LOT SIZE	7,301 sqft
GARAGE	2-Car Attached
STORIES	1 (Single-Story)
FOUNDATION	Slab
EXTERIOR	Brick, Stone
HOA	\$865 / Annually
SUBDIVISION	Lakemont Ridge Sec 2

SYSTEMS & CONDITION

ROOF	Shingle - 16 yrs
HVAC	Central Gas Heat & A/C - Replaced 2014
WATER HEATER	Gas/Electric - Replaced 2018
WATER SUPPLY	MUD
FOUNDATION	Slab - No Known Defects
ATTIC	Radiant Barrier - Energy Efficient
TERMITE HISTORY	None Reported
INSURANCE	Covered, Incl. Windstorm

WHY YOU'LL LOVE IT

- Formal sitting room greets you at entry, leading into a spacious living room anchored by a cozy fireplace.
- Kitchen features a breakfast bar, pantry, and breakfast nook, open to the family room - flows into formal dining.
- Primary suite offers an en-suite bath with dual sinks, soaking tub, separate walk-in shower, and walk-in closet.
- Two additional bedrooms offer flexibility for family, guests, or a home office.
- Fully fenced backyard with a covered patio and green space - perfect for Texas evenings.
- Bathroom wall and kitchen ceiling have been professionally repaired and freshly painted.
- Energy-efficient radiant barrier helps keep the home cooler and lowers energy costs.
- All kitchen appliances stay with the home, plus 3 mounted flat-screen TVs (living room, kitchen, and a bedroom).
- Minutes from Lazy Dog, Ramble Creek Grill, Red River Cantina, and Legend Lounge.

APPLIANCES & FEATURES INCLUDED

✓ Range, Oven & Microwave	✓ Ceiling Fans & Exhaust Fans	✓ Patio/Decking & Fences
✓ Dishwasher & Disposal	✓ Smoke Detectors	✓ Wood-Burning Fireplace
✓ Washer/Dryer Hookups	✓ Natural Gas Lines	✓ All Kitchen Appliances
✓ Window Screens	✓ Gas & Electric Water Heater	✓ 3 Mounted Flat-Screen TVs
✓ Security System	✓ Electronic Garage Door Opener	

SCHOOLS

ELEMENTARY	MIDDLE	HIGH
H F McNeill Elementary School	Ella Banks Junior High School	Tomas High School