

MLS# 11177059 **Active** **480 Ashwood Lane** Fairview* 75069-8546* LP: \$499,000



Category: Residential **Type:** Single Family **Orig LP:** \$499,000
Area: 52*/1* **Map:** DA*/0461*/P* **Also For Lease:** No **Low:**
Subdv: Sycamore Place* **Lst \$ / SqFt:** \$ 126.78
County: Collin* **Plan Dvlpmnt:**
Parcel ID: [R173600003201*](#) **Legal:** Sycamore Place, Lot 32, 1.0 Ac*
Lot: 32* **Blk:** Multi Prcl: No **MUD Dst:** No **Unexempt Taxes:** \$10,461*
Bedrooms: 6 **Tot Baths:** 5.0 **Liv Areas:** 3 **Dining Area:** 2 **Story:** 2 **Pool:** Yes
Fireplaces: 1 **Full Baths:** 5 **Levels-1st:** 3 **2nd:** 2 **3rd:** **Bsmt:**
Sec Sys: Yes **Half Baths:** 0 **Levels-1st:** 2nd: **3rd:** **Bsmt:**
SqFt: 3,936* / Tax **Yr Blt:** 1992* / Preowned **HdcpAm:** No
Gar Spaces: 3 **Gar Size:** 20X30 **# Carport Spaces:** 0 **Cvrd Park:** 3
Acres: 1.000* **Lot Dimen:** **Will Subdiv:** No
Media: [10 / 0 / 2](#) **HOA:** Mandatory **HOA Dues:** \$100 / Annual
PAR: [Y](#)

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School Dist: LOVEJOY ISD

Bus: Type: E Name: Robert L. Puster	Living 1: 13X13 / 1	F Dining: 14X12 / 1	Mstr BR: 18X15 / 1
Bus: Type: M Name: Sloan Creek	Living 2: 20X18 / 1	Breakfast: 12X7 / 1	Bedroom 2: 14X12 / 1
Bus: Type: H Name: LOVEJOY	Living 3: 16X12 / 2	Kitchen: 12X12 / 1	Bedroom 3: 14X10 / 2
Bus: Type: Name:	Study: 14X11 / 1	Other Rm:	Bedroom 4: 13X11 / 2
	Utility: 7X7 / 1	Other Rm:	Bedroom 5: 18X10 / 2

Housing Type Single Detached	Composition None	Interior Features Cable TV Available	Kitchen Other Granite/Granite Type	Energy Efficiency Double Pane Windows
Style of House Traditional	Backyard Pool Features Attached Spa	High Speed Internet Available	Countertop Walk-in Pantry	Assumption Info Not Assumable
Lot Size/Acreage 1 Acre to 2.99	Heated In Ground Gunite	Multiple Staircases Vaulted Ceilings	Utility Room Dryer Hookup-Elec	Possession Closing/Funding
Acres	Pool Perimeter Fence	Bed/Bath Features Jetted Tub	Fullsize W/D Area Separate Utility Room	Negotiable
Lot Description Acreage	Separate Spa/Hot Tub Type of Fence	Separate Shower Separate Vanities	Sink In Utility Washer Hookup	Showing Appointment (Appt Svc Only)
Heavily Treed Landscaped	Wood	Walk-in Closets	Alarm/Security Type Burglar	Centralized Showing Service
Subdivision	Parking/Garage Attached	Extra Storage Space	Fire/Smoke Leased	
Exterior Features Gazebo	Circle Drive Opener	Fireplace Type See Through Fireplace	Flooring Carpet	
Sprinkler System	Side	Wood Burning	Ceramic Tile Wood Floor	
Soil Rocky/Shale	Street/Utilities City Water	Kitchen Equipment Cooktop-Electric	Heating/Cooling Central Air-Elec	
Construction Brick	Concrete Septic	Dishwasher Disposal	Central Heat-Elec	
Foundation Slab	Underground Utilities	Double Oven		
Roof				

HOA Includes
Property Description: Motivated seller, bring all offers! Oakwood Estates entry and prestige with seclusion of Ashwood Lane cul-de-sac. Heavily treed private lot with a backyard fenced play area & also native wooded area. Relax in the heated spa and enjoy the stars at night under Fairview s dark sky ordinance. Granite counters, tile floors, new texture, windows, pool & hvac equipment. Wonderful family home with 6 bedrooms & 5 full baths. Exemplary Lovejoy ISD.
Exclusions: Outdoor Basketball System
Directions: Stacy Road East from 75 to Oakwood Trail, Right on Ashwood Lane, Follow Ashwood Lane to 480 Ashwood
Private Remarks: Great Value and Flexible Move Schedule

Loan Type: Treat As Clear	Bal: \$	Equity: \$ 0	Int Rate: %	Pmt Type: 2nd Mortg:	Payment: \$
Lender:	Orig Date:			No	
SAC: 0%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM: 74	DOM: 74
LD: 3/29/2009	XD: 12/31/2009				
LO: FRISCO01	Frisco Realty Advisors, Inc	(972)758-2920	Fax: (972)758-1590	Brk Lic#: 0443601	LO Website:
LO Addr: 4504 Hartford Dr	Plano, TX 75093		Off email:		
LA: 0569540	Ryan Betz	(469)682-2212	Fax: (972)503-2212		
LA Cell: (469)682-2212	LA Voice Mail:		LA Pager:	Agent Other:	
LA Email: ryan@betzcompany.com			LA Website: http://www.betzcompany.com		
Preferred Title Co: Benchmark Title			Location: 5700 Legacy, Suite 10, Plano	(972) 673-4051	

Call: **Appt: X:** **Owner Name:** David & Laura Berend
Keybox #: 999 **Seller Type:** Owner **Occupancy:** Owner
Show Instr: Call CSS- 2 hour notice required **Owner Permission to Video:** Yes
Centralized Showing Service: [Make Appointment](#)

Prepared By: [Ryan Betz / Frisco Realty Advisors, Inc](#)

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Formal dining to the right of entry accessing into kitchen, and living room study in foreground, both with hardwood flooring.



Large family room with high ceilings and glass garden door access to and view of the pool. Two way fireplace, other side in breakfast area.



Kitchen and breakfast area with hardwood flooring that flows down a hallway to the garage. Granite counters & stone backsplash with above and below cabinet lighting. 2 large walk in pantry closets.



Large private master bedroom with glass garden door access to and view of pool and jacuzzi.



Master bathroom with jacuzzi tub, separate shower, and tile floor. Sliding window over tub for enjoying the fresh air of the country.



Backyard with fenced pool & Jacuzzi and gazebo. Separate fenced play yard and also a native landscaped area; all areas sprinklered.