1917 Brookhill Drive, Garland, Texas 75043

Property Type: R Recent: 05/04/	Residential	1917 Brookhill Drive Garland, TX 75043-7612 LP: \$525,000 SubType: Single Family OLP: \$525,000				
(ecent: 05/04/	2022 : NEW					
J. M. Artis	a latera state	Also For Lease: N Lst \$/SqFt: \$178.94				
and the second		Subdivision: Hillside on the Lake County: Dallas Lake Name: Ray Hubbard				
and the second		Country: United States Lse MLS#:				
		Parcel ID: 26263000020070000 Plan Dvlpm:				
The state of		Lot: 7 Block: 2 MultiPrcl: No MUD Dst: No				
With the second of the		Legal: HILLSIDE ON THE LAKE BLK 2 LT 7 ACS 0.1205				
		Unexmpt Tx: \$10,842				
dia terre		Spcl Tax Auth: No				
	A A	Beds: 4 Tot Bth: 4 Liv Area: 2				
		Fireplc: 1 Full Bath: 3 Din Area: 1 Pool: No				
	A second second	Half Bath: 1 Adult Community: No				
	A ALCONTRACT	Smart Home App/Pwd: Yes				
/·						
GaFt: 2,9 3	34/Assessor	Hdcp Am: No Garage: Yes/2				
Appraisr: 2,9 3	JT/ A33C33UI	Horses?: No Attch Gar: Yes				
	6/Assessor/Preowned	Attached: No # Carport: 0				
ot Dimen:	o, Assessor, Fredwilleu	Acres: 0.121 Cov Prk: 2				
Subdivide?: No		Gar Size: 29x20				
	ndatory	HOA Co: Guardian Association Management				
IOA Dues: \$52	-	Phone: 214-315-7763				
Access Unit: No		AccUnit SF: Unit Type:				
		School Information				
	Garland ISD					
elementary:	Choice Of School Mide	Idle: Choice Of School High: Choice Of School				
		Rooms				
		RoomDimen / LvlFeaturessuite Bath,Office12 x 11 / 1				
laster Bedrm 1 Bedroom 1	6 x 13 / 1 Dual Sinks, Ensu Garden Tub, Lin Separate Showe Closet(s) 2 x 11 / 2	RoomDimen / LvlFeaturessuite Bath,Office12 x 11 / 1nen Closet,er, Walk-inBedroom12 x 11 / 2				
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Aaster Bedrm 1Bedroom1Bedroom1Bedroom1Sedroom2Iniving Room2Iniving Room<	6 x 13 / 1 Dual Sinks, Ensu Garden Tub, Lin Separate Showe Closet(s) 2 x 11 / 2 6 x 12 / 2 Ensuite Bath, W Closet(s) 0 x 19 / 2 Single Detached Traditional Less Than .5 Acre (not Zero Smoke Detector(s) Unknown Central, Fireplace(s) Composition Window Coverings Brick, Wood Slab No Closing/Funding Dishwasher, Disposal, Gas C Dryer - Electric Hookup, In Cable TV Available, Central Screen Wiring, Granite Cou Ceiling(s), Walk-In Closet(s Awning(s), Covered Patio/I 2-Car Single Door, Epoxy Fl City Sewer, City Water, Cur Interior Lot	Room Dimen / Lvl Features Suite Bath, hen Closet, er, Walk-in Office 12 x 11 / 1 Bedroom 12 x 11 / 1 Valk-in Bedroom 12 x 11 / 2 Valk-in Living Room 19 x 13 / 1 Fireplace General Information Fireplace Type: Gas, Gas Starter Flooring: Carpet, Ceramic Tile, Wood cooling: Cailing Fan(s), Central Air, Electric Accessible Ft: Cmplx Appv For: Patio/Porch: Covered, Rear Porch Special Notes: Aerial Photo Listing Terms: Cash, Conventional, FHA, VA Loan Features Cooktop, Microwave, Water Filter, Water Softener Utility Room, W/D - Full Size W/D Area, Washer Hookup Vacuum, Decorative Lighting, Double Vanity, Eat-in Kitchen, Flat Inters, High Speed Internet Available, Kitchen Island, Pantry, Vaul's) Porch, Rain Gutters, Lighting Poorch, Rain Gutters, Lighting Poorch Pace Front, O				
Master Bedrm 1Bedroom1Bedroom1Bedroom1Living Room2Housing Type: Style of House: Lot Size/Acres: Alarm/Security: Soil: Heating: Roof: Windows: Construction: Basement: Possession:2Appliances: Laundry Feat: Interior Feat:2Appliances: Laundry Feat: Interior Feat:2Exterior Feat: Park/Garage: Street/Utilities: Lot Description: HOA Includes:1	6 x 13 / 1 Dual Sinks, Ensu Garden Tub, Lin Separate Showe Closet(s) 2 x 11 / 2 6 x 12 / 2 Ensuite Bath, W Closet(s) 0 x 19 / 2 Single Detached Traditional Less Than .5 Acre (not Zero Smoke Detector(s) Unknown Central, Fireplace(s) Composition Window Coverings Brick, Wood Slab No Closing/Funding Dishwasher, Disposal, Gas Dryer - Electric Hookup, In Cable TV Available, Central Screen Wiring, Granite Cou Ceiling(s), Walk-In Closet(s Awning(s), Covered Patio/I 2-Car Single Door, Epoxy Fl City Sewer, City Water, Cur Interior Lot Maintenance Grounds, Man	Room Dimen / Lvl Features Suite Bath, hen Closet, er, Walk-in Office 12 x 11 / 1 Bedroom 12 x 11 / 1 Valk-in Bedroom 12 x 11 / 2 Valk-in Living Room 19 x 13 / 1 Fireplace General Information Fireplace Type: Gas, Gas Starter Flooring: Carpet, Ceramic Tile, Wood cooling: Carpet, Ceramic Tile, Wood cooling: Ceiling Fan(s), Central Air, Electric Accessible Ft: Cmplx Appv For: Patio/Porch: Covered, Rear Porch Special Notes: Aerial Photo Listing Terms: Cash, Conventional, FHA, VA Loan Features Cooktop, Microwave, Water Filter, Water Softener Utility Room, W/D - Full Size W/D Area, Washer Hookup Vacuum, Decorative Lighting, Double Vanity, Eat-in Kitchen, Flat Inters, High Speed Internet Available, Kitchen Island, Pantry, Vaul'(s) Porch, Rain Gutters, Lighting Poorch, Garage Faces Front, Oversized				
Master Bedrm 1Bedroom1Bedroom1Bedroom1Living Room2Iousing Type: Style of House: Lot Size/Acres: Narm/Security: Soil: Heating: Roof: Windows: Construction: Basement: Possession:Construction: Foundation: Basement: Possession:Appliances: Laundry Feat: nterior Feat:Exterior Feat: Park/Garage: Street/Utilities: Lot Description:	6 x 13 / 1 Dual Sinks, Ensu Garden Tub, Lin Separate Showe Closet(s) 2 x 11 / 2 6 x 12 / 2 Ensuite Bath, W Closet(s) 0 x 19 / 2 Single Detached Traditional Less Than .5 Acre (not Zero Smoke Detector(s) Unknown Central, Fireplace(s) Composition Window Coverings Brick, Wood Slab No Closing/Funding Dishwasher, Disposal, Gas G Dryer - Electric Hookup, In Cable TV Available, Central Screen Wiring, Granite Cou Ceiling(s), Walk-In Closet(s Awning(s), Covered Patio/I 2-Car Single Door, Epoxy FI City Sewer, City Water, Cur Interior Lot Maintenance Grounds, Man Appointment Only, Lockbox	Room Dimen / Lvl Features Suite Bath, hen Closet, er, Walk-in Office 12 x 11 / 1 Bedroom 12 x 11 / 1 Valk-in Bedroom 12 x 11 / 2 Valk-in Living Room 19 x 13 / 1 Fireplace General Information Fireplace Type: Gas, Gas Starter Flooring: Carpet, Ceramic Tile, Wood cooling: Carpet, Ceramic Tile, Wood cooling: Ceiling Fan(s), Central Air, Electric Accessible Ft: Cmplx Appv For: Patio/Porch: Covered, Rear Porch Special Notes: Aerial Photo Listing Terms: Cash, Conventional, FHA, VA Loan Features Cooktop, Microwave, Water Filter, Water Softener Utility Room, W/D - Full Size W/D Area, Washer Hookup Vacuum, Decorative Lighting, Double Vanity, Eat-in Kitchen, Flat Inters, High Speed Internet Available, Kitchen Island, Pantry, Vaul'(s) Porch, Rain Gutters, Lighting Poorch, Garage Faces Front, Oversized				

Remarks

Property***VIRTUAL TOUR AVAILABLE*** If you have been searching for a home with a perfect floorplan,
look no further! This beautiful MI Home is only minutes from Lake Ray Hubbard and has easy
access to PGBT and I-30. The layout features a private office, 1st level primary, open living area
with an eat-in kitchen, all guest rooms upstairs, and a huge 2nd living area. You'll love the
soaring vaulted ceiling, oversized garage with epoxy floor, and small yard requiring little
maintenance. The home also boasts 2 water heaters, Electrolux BEAM central vac system, Culligan
water softener, reverse osmosis water filtration at the kitchen sink, Taexx pest control system,
custom drapes, and TV mounts in almost every room. This home is move-in ready and does not
require a leaseback!Public DrivingFrom I-30: head NORTH on Roan Rd. After Rowlett Rd take your first RIGHT onto Blue Harbor Way

Directions: Private Rmks:

From I-30: head NORTH on Roan Rd. After Rowlett Rd take your first RIGHT onto Blue Harbor Way
then immediately turn RIGHT onto Brookhill. It's the 5TH house on the left.
Agents, please call with any questions or to introduce yourself. Text or call Kyle when submitting an offer.

		Fi	nancial Informat	ion		
Loan Type: Treat As Clear		Bal:		Payment:		
Pmt Type:		Lender:		Orig Date:		2nd Mortg: No
		Age	ent/Office Inform	ation		
SUB: 3 - %		CDOM: 1	DOM: 1		LD: 05/03/	2022XD: 10/02/2022
BAC: 3 - %		VAR: No				
List Type: Ex	clusive Right To Se	ell				
List Off:	Keller Williams Rea	alty (KELR02) 972	-599-7000	LO Fax:	972-599-70	01 Brk Lic: 0492040
LO Addr:	3600 Preston Rd.S	te 100 Plano, Texa	as 75093	LO Email:	bobbaker@kw	.com
List Agt:	Kyle Paris (063417	70) 972-922-3509		LA Cell:	972-922-35	D9 LA Fax:
LA Email:	KP@KyleParisReal	tyGroup.com		LA Othr:		LA/LA2 Texting: Yes/
LA Website:	www.KyleParisRe	altyGroup.com		LO Sprvs:	Bob Baker (0120622) 972-599-700
Off Web:	https://kwplano.y	ourkwoffice.com			-	-
	Chauring Time CC		howing Informati		nor Norae I	ndler Kathmen
Call:	ShowingTime - CS		817-858-00			ndler, Kathryn
Keybox #:	33317899		e: Blue BT LE			tandard/Individual
Show Instr:	respectful!	THE KEY. EVERY AGI	ENT NEEDS TO AC	LCESS THE L	OCKBOX. No s	hoes on the carpet. Be
Occupancy:	Vacant		Open House:			
	Devices Present: No	ne				
Consent for \	/isitors to Record: No	ne				

Prepared By: Kyle Paris Keller Williams Realty on 05/04/2022 13:16

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