



**(972) 922-3509**  
 KP@KYLEPARISREALTYGROUP.COM  
 WWW.KYLEPARISREALTYGROUP.COM



5641 Terry Street, The Colony, Texas 75056

**MLS#:** 20360727 **N Active**  
**Property Type:** Residential

**5641 Terry Street The Colony, TX 75056-1431**  
**SubType:** Single Family

**LP:** \$350,000  
**OLP:** \$350,000

**Recent:** 06/23/2023 : **NEW**

**Next OH:** Public: Sat Jun 24, 12:00PM-2:00PM



**Also For Lease:** N  
**Subdivision:** Colony 21  
**County:** Denton  
**Country:** United States  
**Parcel ID:** [R02383](#)  
**Lot:** 11 **Block:** 148  
**Legal:** COLONY NO 21 BLK 148 LOT 11  
**Unexmpt Tx:** \$5,352  
**Spcl Tax Auth:** No

**Lst \$/SqFt:** \$209.08

**Lake Name:**  
**Lse MLS#:**  
**Plan Dvlpm:**  
**MultiPrcl:** No **MUD Dst:** No

**Beds:** 3 **Tot Bth:** 2 **Liv Area:** 1  
**Fireplc:** 1 **Full Bath:** 2 **Din Area:** 1 **Pool:** No  
**Half Bath:** 0 **Adult Community:** No

**Smart Home App/Pwd:** No

**SqFt:** 1,674/Assessor  
**Appraiser:**  
**Yr Built:** 1982/Assessor/Preowned  
**Lot Dimen:**  
**Subdivide?:** No  
**HOA:** None  
**Access Unit:** No

**Hdcp Am:** No **Garage:** Yes/2  
**Horses?:** No **Attch Gar:** Yes  
**Attached:** No **# Carport:** 0  
**Acres:** 0.154 **Cov Prk:** 2  
**HOA Co:** **Gar Size:** 22x20  
**AccUnit SF:** **Unit Type:**

**School Information**

**School Dist:** Lewisville ISD  
**Elementary:** Owen **Middle:** Griffin **High:** The Colony

**Rooms**

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Primary Bedrm	14 x 17 / 1	Walk-in Closet(s)	Bedroom	10 x 12 / 1	
Bedroom	11 x 13 / 1				

**General Information**

**Housing Type:** Single Detached  
**Style of House:** Traditional  
**Lot Size/Acres:** Less Than .5 Acre (not Zero)  
**Soil:**  
**Heating:** Central, Electric  
**Roof:** Composition  
**Construction:** Brick, Wood  
**Foundation:** Slab  
**Basement:** No  
**Possession:** Closing/Funding

**Fireplace Type:** Living Room, Wood Burning  
**Flooring:** Carpet, Ceramic Tile, Luxury Vinyl Plank  
**Levels:** 1  
**Type of Fence:** Back Yard, Wood  
**Cooling:** Central Air, Electric  
**Accessible Ft:**  
**Patio/Porch:**  
**Special Notes:** Aerial Photo  
**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Features**

**Appliances:** Dishwasher, Electric Range, Electric Water Heater, Microwave  
**Laundry Feat:** Dryer - Electric Hookup, In Utility Room, W/D - Full Size W/D Area  
**Interior Feat:** Cable TV Available, Dry Bar, Eat-in Kitchen, Granite Counters, High Speed Internet Available, Open Floorplan  
**Park/Garage:** 2-Car Single Door, Alley Access, Garage Faces Rear, On Street  
**Street/Utilities:** Alley, City Sewer, City Water, Curbs, Sidewalk  
**Showing:** Showing Service  
**Dock Permitted:** No **Lake Pump:** No

**Remarks**

**Property Description:** \*A VIRTUAL TOUR WILL BE AVAILABLE\* Updated single-story property in The Colony, TX close to major highways and multiple entertainment and shopping areas! You're going to love the location of this move-in-ready home that includes upgrades to the kitchen, bathrooms, and brand-new vinyl plank flooring. In addition to cosmetic upgrades, many major items have been addressed. The roof and fence are approx 5 years old, the electrical panel was updated around 2015, and the foundation was recently adjusted and includes a lifetime warranty. There is no gas to the property but you'll

enjoy a large wood-burning fireplace in an open living area. Your backyard is completely private and enclosed by an 8ft cedar fence, plus no trees to clean up after!

**Excludes:**

Refrigerator, washer, and dryer are negotiable.

**Public Driving**

From Sam Rayburn (121) turn NORTH onto Morningstar Dr. LEFT onto N Colony Blvd then RIGHT onto Taylor St. RIGHT onto Terry St and the house will be the 11th on the RIGHT side of the street.

**Private Rmks:**

No gas service to the property.

**Financial Information**

**Loan Type:** Treat As Clear

**Bal:**

**Payment:**

**Pmt Type:**

**Lender:**

**Orig Date:**

**2nd Mortg:** No

**Agent/Office Information**

**SUB:** 0 - %

**CDOM:** 0

**DOM:** 0

**LD:** 06/20/2023

**XD:** 11/23/2023

**BAC:** 3 - %

**VAR:** No

**List Type:** Exclusive Right To Sell

**List Off:** [EXP REALTY \(PXE01C\) 888-519-7431](#)

**LO Fax:**

**Brk Lic:** 603392

**LO Addr:** 1431 Greenway Drive Irving, Texas 75038

**LO Email:** [tx.membership@exprealty.net](mailto:tx.membership@exprealty.net)

**List Agt:** [Kyle Paris \(0634170\) 972-922-3509](#)

**LA Cell:** 972-922-3509

**LA Fax:**

**LA Email:** [KP@KyleParisRealtyGroup.com](mailto:KP@KyleParisRealtyGroup.com)

**LA Othr:** **LA/LA2 Texting:** Yes/

**LA Website:** [www.KyleParisRealtyGroup.com](http://www.KyleParisRealtyGroup.com)

**LO Sprvs:** **Tony King (0622946) 888-519-7431**

**Off Web:** [www.eXpRealty.com](http://www.eXpRealty.com)

**Pref Title Co:** Lawyers Title

**Location:** 1 Cowboys Way, Frisco 972-377-2158

**Showing Information**

**Call:**

**Appt:** (800) 257-1242

**Owner Name:** Hickman

**Keybox #:** 33415290

**Keybox Type:** Blue BT LE

**Seller Type:** Standard/Individual

**Show Instr:**

**Show Srvc:** BrokerBay

**Occupancy:** Owner

**Open House:** Public: Sat Jun 24, 12:00PM-2:00PM

Prepared By: Kyle Paris EXP REALTY on 06/23/2023 00:15

Information Deemed Reliable, but not Guaranteed. Copyright: 2023 NTREIS.

Kyle Paris | EXP REALTY | [KP@KyleParisRealtyGroup.com](mailto:KP@KyleParisRealtyGroup.com)