

# Agent Full Report

MLS#: **14450911** N Active **7808 Mapleridge Drive** Plano **75024-3941** LP: **\$475,000**



**Transaction Desk**

Category: <b>Residential</b>	Type: <b>RES-Single Family</b>	Orig LP: <b>\$475,000</b>
Area: <b>20/2</b>	Also for Lease: <b>N</b>	Lst \$ / SqFt: <b>\$141.83</b>
Subdv: <b>Villages Of Preston Glen Ph II</b>		
Country: <b>Collin</b>	Lake Name:	
Country: <b>United States</b>	Lease MLS#:	
Parcel ID: <b>R814700A01401</b>	Plan Dvlpmnt:	
Lot: <b>14</b>	Legal: <b>VILLAGES OF PRESTON GLEN PHASE II (CPL)</b>	Unexempt Taxes: <b>\$8,976</b>
Block: <b>A</b>	MUD Dst: <b>No</b>	
Multi Prcl: <b>No</b>		
Bedrooms: <b>5</b>	Tot Baths: <b>4.0</b>	Liv Areas: <b>2</b>
Fireplaces: <b>1</b>	Full Baths: <b>4</b>	Dining Areas: <b>1</b>
Sec Sys: <b>Yes</b>	Half Baths: <b>0</b>	Senior Community Y/N: <b>No</b>
SqFt: <b>3,349 / Tax</b>	Appraiser Name:	Hdcp Am: <b>No</b>
# Gar Spaces: <b>2</b>	Cvrd Park: <b>2</b>	
# Carprt Spcs: <b>0</b>	Garage Size: <b>26 x 18</b>	Yr Built: <b>2004 / Preowned</b>
Acres: <b>0.150</b>	Lot Dimen: <b>22x113x89x103</b>	Will Subdiv: <b>No</b>
HOA: <b>Mandatory</b>	HOA Dues: <b>\$425 / Annual</b>	
HOA Co: <b>Principal Management Group</b>	HOA Co.Phone: <b>214-368-4030</b>	
Accessory Unit: <b>No</b>	Accessory Unit SF:	Accessory Unit Type:

Recent: **10/14/2020 : NEW**  
 Next OH: **Public: Sat Oct 17, 1:00PM-3:00PM**

School Dist: **Frisco ISD**  
 Elementary School: **Riddle** Middle School: **Fowler** High School: **Lebanon Trail**

Living Room: <b>18 x 20 / 1</b>	<b>Built-in Cabinets</b>	Master Bedroom: <b>19 x 16 / 2</b>	<b>Dual Master Baths, Ensuite Bath, Separate Shower, Walk-in Closets</b>
Bedroom: <b>13 x 11 / 1</b>	<b>Walk-in Closets</b>	Bedroom: <b>12 x 11 / 2</b>	<b>Walk-in Closets</b>
Bedroom: <b>15 x 11 / 2</b>	<b>Ensuite Bath, Walk-in Closets</b>	Bedroom: <b>12 x 12 / 2</b>	<b>Walk-in Closets</b>
Game Room: <b>20 x 14 / 2</b>		Office: <b>12 x 13 / 1</b>	
Dining Room: <b>13 x 11 / 1</b>	<b>Butlers Pantry</b>	Utility Room: <b>7 x 7 / 1</b>	<b>Dryer Hookup- Electric, Full Size W/D Area, Washer Hookup</b>
Kitchen: <b>16 x 18 / 1</b>	<b>Breakfast Bar, Built-in Cabinets, Butlers Pantry, Eat-in Kitchen, Island, Natural Stone/Granite Type, Pantry</b>	Full Bath: <b>5 x 8 / 1</b>	
Full Bath: <b>14 x 10 / 2</b>	<b>Built-in Cabinets, Dual Sinks, Separate Shower</b>	Full Bath: <b>5 x 8 / 2</b>	
Full Bath: <b>5 x 9 / 2</b>			

Housing Type: <b>Single Detached</b>	Fireplace Type: <b>Gas Logs, Gas Starter</b>
Style of House: <b>Traditional</b>	Kitchen Equipment: <b>Cooktop - Gas, Dishwasher, Disposal, Oven-Gas, Plumbed For Gas in Kitchen, Water Line to Refrigerator</b>
Lot Size/Acreage: <b>Less Than .5 Acre (not Zero)</b>	Alarm/Security: <b>Carbon Monoxide Detector, Smoke Detector</b>
Lot Description: <b>Cul De Sac, Landscaped, Lrg. Backyard Grass, Some Trees, Subdivision</b>	Flooring: <b>Carpet, Ceramic Tile, Wood</b>
Exterior Features: <b>Attached Grill, Gazebo/Pergola, Gutters, Patio Covered, Sprinkler System</b>	Heating/Cooling: <b>Central Air-Elec, Central Heat-Gas</b>
Soil:	Energy Efficiency: <b>13-15 SEER AC, Ceiling Fans, Double Pane Windows, Energy Star Appliances, Gas Water Heater, Solar Screens, Storm Door(s)</b>
Construction: <b>Brick</b>	Green Features: <b>Low Flow Commode, Low Flow Fixtures</b>
Foundation: <b>Slab</b>	Green Certification:
Roof: <b>Composition</b>	Handicap Amenities:
Backyard Pool Feat:	Special Notes: <b>Aerial Photo, Survey Available</b>
Type of Fence: <b>Wood</b>	Proposed Financing: <b>Cash, Conventional, FHA, VA</b>
Parking/Garage: <b>2-Car Single Doors, Attached, Garage, On Street, Oversized, Rear</b>	Possession: <b>Closing/Funding</b>
Street/Utilities: <b>Alley, City Sewer, City Water, Individual Gas Meter, Individual Water Meter, Sidewalk</b>	Showing: <b>Appointment (Appt Svc only)</b>
HOA Includes: <b>Maintenance of Common Areas, Management Fees, Reserves</b>	Proposed Use:
Interior Features: <b>Bay Windows, Cable TV Available, Dry Bar, Flat Screen Wiring, High Speed Internet Available, Smart Home System, Sound System Wiring, Vaulted Ceilings, Water Filter, Water Purifier, Water Softener, Window Coverings</b>	
Restrictions: <b>No Known Restriction(s)</b>	Easements:
Waterfront: <b>No</b>	Platted Wtrfrn Bound:
Dock Permitted:	Lake Pump: <b>No</b>

Property Description: **\*VIRTUAL TOUR AVAILABLE\* W Plano stunner loaded w upgrades, including an entire house water filtration system & softener. Zoned Frisco ISD, this well-maintained home has plenty of space for your growing family. Easy access to SRT & DNT makes this an ideal location for business travelers, or work from home at your dedicated office w custom double glass doors. The backyard oasis is already complete w a cedar pergola, stamped concrete patio, built-in kitchen, mounted TV, prof landscaping & Emerald Zoysia grass. The kid's trampoline conveys w the property & the yard is large enough to build your own pool! Don't forget to check out the completely remodeled master bathroom & Bosch SS appliances in the kitchen! Mounted Bose speakers in family room. Mounted screen in office. Garage shelves. Kitchen & garage refrigerators From Hedgcoxe, turn SOUTH on Robinson then take a left onto Palm Valley. The house will be at the end of the street in the cul-de-sac. Sign in the yard.**

Excludes: **SHOWINGS STARTING THURS (10.15). \*\*3 exterior RING cameras, trampoline, & patio TV convey w the property!\*\* Buyer to verify accuracy of all information including room & lot sizes, schools, taxes, amenities, HOA, etc. Neither Seller nor LA makes any warranties or representation as to accuracy.**

Private Remarks: **From Hedgcoxe, turn SOUTH on Robinson then take a left onto Palm Valley. The house will be at the end of the street in the cul-de-sac. Sign in the yard.**

SUB: **3%** BAC: **3%** Var: **No** List Type: **Exclusive Right to Sell/Lease** CDOM: **0** DOM: **0** LD: **10/12/2020** XD: **04/07/2021**

LO: **KELR02 Keller Williams Realty (972) 599-7000** Fax: **(972) 599-7001** Off Website:

LO Addr: **3600 Preston Rd.Ste 100 Plano, TX 75093** Office Email: **bobbaker@kw.com** Brk Lic#: **0492040**

LA: **0634170 Kyle Paris (972) 922-3509** Fax: **(972) 922-3509** Off Supervisor: **Bob Baker**

LA Cell: **(972) 922-3509** LA Other: **Off Supervisor License#: 120622**

LA Email: **KP@KyleParisRealtyGroup.com** LA Website: **www.KyleParisRealtyGro** Off Supervisor Phone#: **972-599-7000**

LA 2:

Pref Title Co: **Lawyers Title - Heather G** Location: **5810 Tennyson Pkwy STE 105** **469-366-0909**

Call: **ShowingTime-CSS** Appt: **817-858-0055** Owner Name: **Richard & Mary Elizabeth Nitz**

Keybox #: **00000** Keybox Type: **Blue BT LE** Seller Type: **Individual(s)**

Show Instr: **Call ShowingTime. 2 hour notice required. Call LA for acceptations. Please remove** Occupancy: **Owner**

shoes if wet or muddy outside.  
Open House: **Public: Sat Oct 17, 1:00PM-3:00PM**  
Surveillance Devices Present: **Video**

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Prepared By: Kyle Paris / Keller Williams Realty on 2020-10-14 12:56