

Agent Full Report

MLS#: **14559026** **N** **Active** **3112 Runabout Court** **Plano** **75023-5647** LP: **\$450,000**



Transaction Desk

Category: Residential Area: 20/6 Subdv: Carriage Hill PH I County: Collin Country: United States Parcel ID: R002600105501 Lot: 55 Block: A	Type: RES-Single Family Also for Lease: N Lake Name: Lease MLS#: Plan Dvlpmnt: Legal: CARRIAGE HILL PHASE I (CPL), BLK A, LOT 55	Orig LP: \$450,000 Lst \$ / SqFt: \$154
Multi Prcl: No	MUD Dst: No	Unexempt Taxes: \$8,159
Bedrooms: 4 Fireplaces: 3 Sec Sys: Yes Smart Home App/Pwd: No	Tot Baths: 3.0 Full Baths: 3 Half Baths: 0	Liv Areas: 2 Dining Areas: 2 Senior Community Y/N: No
SqFt: 2,922 / Tax # Gar Spaces: 2 # Carprt Spcs: 0	Appraiser Name: Cvrd Park: 2 Garage Size: 30 x 22	Hdcp Am: No Yr Built: 1983 / Preowned Will Subdiv: No
Lot Dimen: 75x120 HOA: Voluntary HOA Co: Carriage Hills HOA Accessory Unit:	Acres: 0.220 HOA Dues: \$100 / Annual HOA Co.Phone: 1111111111 Accessory Unit SF: Accessory Unit Type:	

Recent: **04/21/2021 : NEW**
 Next OH: **Public: Sat Apr 24, 2:00PM-4:00PM**

School Dist: **Plano ISD**
 Elementary School: **Wells** Middle School: **Haggard** High School: **Vines**
 Senior High School: **Plano Senior**

Master Bedroom: **24 x 14 / 2** **Ensuite Bath, Fireplace in Master, Separate Shower, Separate Vanities, Sitting Area in Master, Walk-in Closets** Bedroom: **14 x 13 / 2**
 Bedroom: **14 x 13 / 2** Bedroom: **12 x 12 / 1**

Housing Type: Single Detached Style of House: Traditional Lot Size/Acreage: Less Than .5 Acre (not Zero) Lot Description: Cul De Sac, Landscaped, Some Trees, Subdivision Exterior Features: Gutters Soil: Sandy Loam Construction: Brick Foundation: Slab Roof: Composition Backyard Pool Feat: Type of Fence: Wood Parking/Garage: 2-Car Single Doors, Garage-Attached, Covered, Front, Garage Door Opener, Oversized, Rear Street/Utilities: City Sewer, City Water, Sidewalk HOA Includes: Maintenance of Common Areas, Management Fees Interior Features: Bay Windows, Cable TV Available, High Speed Internet Available, Intercom, Paneling, Plantation Shutters, Skylights, Vaulted Ceilings, Wet Bar, Window Coverings Restrictions: Waterfront: No Dock Permitted:	Fireplace Type: Gas Logs, Gas Starter, Wood Burning Kitchen Equipment: Built-in Compactor, Built-in Microwave, Cooktop - Electric, Dishwasher, Disposal, Double Oven, Oven-Electric, Water Line to Refrigerator Alarm/Security: Flooring: Carpet, Ceramic Tile, Laminate, Luxury Vinyl Plank Heating/Cooling: Central Air-Elec, Central Heat-Gas Energy Efficiency: Green Features: Green Certification: Handicap Amenities: Special Notes: Aerial Photo, Survey Available Proposed Financing: Cash, Conventional, FHA, VA Possession: 30-60 Days, Negotiable Showing: ShowingTime-CSS Proposed Use: Easements: Platted Wtrfrn Bound: Lake Pump: No
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Property Description: **Cul-de-sac NORTH facing lot in the heart of Plano! This large 2-story home features vaulted ceilings and an open layout on the first floor. You will love the extra kitchen cabinets for storage, vinyl flooring, plantation shutters, and modern paint colors. The oversized garage has space for a home gym and the large yard is perfect for your pool concept! 3 fireplaces will help keep the house warm during our next freeze and you will love relaxing in the updated master bathroom!**

Excludes: **Refrigerator, washer, dryer**
 Public Driving: **From Spring Creek turn SOUTH onto Brougham, then EAST onto Runabout Ct. House will be on your right.**

Directions:
 Private Remarks: **ACTIVE STATUS 4.21 in the afternoon and showings starting at 9 AM 4.22 with open availability through the weekend. A survey is available. Sellers would like a leaseback. Please contact the listing agent for more details. Offers with a leaseback will likely take precedent. ALL INFO IS ACCURATE TO THE BEST OF SELLERS AND BROKERS KNOWLEDGE. PLEASE DO YOUR OWN DUE DILIGENCE AND CONFIRM ANY DETAILS.**

SUB: 3% BAC: 3% Var: No List Type: Exclusive Right to Sell/Lease CDOM: 0 DOM: 0	LD: 04/19/2021 XD: 09/12/2021	LO: KELR02 Keller Williams Realty (972) 599-7000 LO Addr: 3600 Preston Rd. Ste 100 Plano, TX 75093 LA: 0634170 Kyle Paris (972) 922-3509 LA Cell: (972) 922-3509 LA Email: KP@KyleParisRealtyGroup.com LA 2: Pref Title Co: Republic Preston Parker	Fax: (972) 599-7001 Office Email: bobbaker@kw.com Fax: LA Other: LA Website: www.KyleParisRealtyGro LA 2 Contact: Location: 3608 Preston Rd, Plano	Off Website: https://kwplano.yourkwof Brk Lic#: 0492040 Off Supervisor: Bob Baker Off Supervisor License#: 120622 Off Supervisor Phone#: 9725996700
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Call: Keybox #: 3112 Show Instr: Schedule in ST. No overlapping appointments but call listing agent, Kyle Paris, for exceptions. Remove shoes if wet or muddy outside. Open House: Public: Sat Apr 24, 2:00PM-4:00PM Surveillance Devices Present: None	Appt: Keybox Type: Blue BT LE Owner Name: Seller Type: Occupancy:	Gurley Individual(s) Owner
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Prepared By: Kyle Paris / Keller Williams Realty on 2021-04-21 12:40

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