



\$205,000

- **Granite Kitchen**
- **Stainless Steel Appls**
- **Walk to School, Park and Lakes**
- **Savannah Amenities**

1124 Hayden Lane Sea Pines Village at Savannah Savannah

***Charming and Move-In Ready with Recent Paint, Carpet, Roof and Upstairs A/C!
Granite Kitchen overlooking Family Room. Upstairs Game Room with Rear Covered Balcony.***

- Charming Curb Appeal with Covered Porch and Landscaping
- Tiled Entry with 2 Story Foyer
- Winding Staircase with Iron Spindles
- Dining Room with Arched Entry, Molding and Chic Lighting
- Open Family Room with Window Seat and Ceiling Fan
- Corner Gas Fireplace with Cast Stone Surround and Mantle
- Rounded Corners, 2" Wood Blinds and Neutral Colors
- Recent Paint, Carpet, Upstairs A/C and Roof
- Open Kitchen with Granite Countertop, Stainless Steel Appliances, Gas Range & Under Mount Sink
- Granite Island with Breakfast Bar
- Tile Flooring and Diagonal Tile Backsplash with Accents
- Pantry with Shelving
- Breakfast Room has Chandelier and Large Window Seat
- Recessed Lighting
- Powder Room with Framed Mirror and Cabinet Vanity
- Separate Utility Room with Tile Flooring, Shelf and Rod
- Main Level Master Suite with Double Doors and Ceiling Fan
- Double Doors Lead to Master Bath with Separate Sinks, Garden Tub and Separate Tiled Shower
- Large Walk-in Closet w/Shelving and Plenty of Storage Space
- Spacious Secondary Bedrooms upstairs, One w/Access to Second Level Front Balcony
- Large Upstairs Game Room with Large Window Seat and Access to Covered Balcony
- Vinyl Fencing, Grassy Play Yard and 2 Car Garage

Description: 4 Bedrooms / 2.5 Baths / Family Room / 2 Dining / Game Room / 2 Car Garage

MLS: 13500791	Family Room: 16 x 15	Dining Room: 11 x 10	Master Bedroom: 15 x 14
Year Built: 2009	Kitchen: 12 x 12	Breakfast: 10 x 9	2nd Bedroom: 14 x 10/2
Lot Size: 0.103 acres	Game Room: 15 x 14/2	Utility: 6 x 6	3rd Bedroom: 11 x 11/2
Square Feet: 2,244/Tax			4th Bedroom: 10 x 10/2
Schools: Denton ISD	Elementary School: Savannah	Middle School: Navo	High School: Braswell

Savannah: Clubhouse, Lakes, Private Waterpark and Adult Pool, Spray Park, Baseball, Basketball and Soccer Fields, Volleyball and Tennis Courts, Walking Trails, Picnic Areas, Parks and Playgrounds, 4 Dog Parks and Various Year Round Social Events



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*Schools subject to verification through Little Elm ISD. Client to confirm measurements.

