



\$398,500

- Hardwoods Floors
- Quartz Countertops
- Plantation Shutters
- Gated Community with Guarded Entrance



456 Scenic Ranch Circle

Heritage Ranch

Fairview

Exquisite Custom Home with Relaxing Sitting Room, Screened in Porch & Private Back Yard! Walk to Clubhouse! Neutral Colors Throughout! Guard Gated Heritage Ranch!

- Brick Façade with Front Porch
- Walk-up Adorned with Mature Trees and Lush Landscaping
- Plantation Shutters Throughout
- Entry has Tile Floors, Tray Ceiling, Crown Molding & Arched Doorways
- Formal Dining with Hardwoods, Chandelier and Picture Molding
- Open Family Room offers Hardwoods, Cast Stone Gas Fireplace, and Gorgeous Views
- Study has Hardwoods and French Doors
- Kitchen with Quartz Countertops, Tile, Abundance of Built-In Cabinetry with Under Mount Lights, Chic Pendent Light & Walk-In Pantry
- Stainless Steel Appliances: Electric Range, Dishwasher and Built-In Microwave
- Charming Breakfast Area with Opening to Cozy Sitting Area
- Vaulted Master Retreat has Spa-Like Master Bath with Quartz Countertops, Dual Sinks, Jacuzzi Tub and Seamless Glass Shower
- Second Bedroom offers Hardwoods
- Second Full Bathroom with Quartz
- Utility Room for Full Size Washer and Dryer
- 14 x 7 Screened Porch opens to Extended Flagstone Patio Overlooking Lush Landscaping
- Grassy Back Yard with Iron Fence
- Oversized 2 Car Garage with Additional Space for Golf Cart Parking
- Roof 2014—GAF Timberline Lifetime Dimensional Shingles
- Water Heater 2015

Heritage Ranch is an active 55+ golfing community offering a gate guarded entrance, indoor & outdoor pools, fitness center, tennis courts, bocce ball & croquet courts, game rooms, arts & crafts facilities, walking & cycling paths and well-maintained common areas.

2 Bedrooms / 2 Baths / 2 Living / 2 Dining / Study / Screened Porch / 2 Car Garage

MLS:	14145481	Family Room:	18 x 15	Kitchen:	11 x 10	Master Suite:	13 x 14
Year:	2005	Formal Dining:	15 x 10	Breakfast:	10 x 9	Bedroom 2:	10 x 12
Square Ft:	2,076/tax	Study:	11 x 9	Sitting Room:	9 x 7	Screened Porch:	14 x 7
Lot Size:	0.13/acre			Utility:	8 x 6		

Lovejoy ISD: Puster Elementary Sloan Intermediate Willow Springs Middle Lovejoy High

*Schools subject to verification



Jane Clark
realty group

Direct: (214) 802-4680
Office: (972) 562-8883
Email: jlclark@kw.com
www.JaneClarkHomes.com

kw
KELLERWILLIAMS.
REALTY

The information contained herein is furnished by the owner to the best of his knowledge but is subject to verification by the purchaser, and agent assumes no responsibility for correctness thereof. The sale offering is made subject to errors, omissions, change of price prior sale or withdrawal without notice. In accordance with the Law, this property is offered without respect to race, creed, national origin, sex, familial status, or disability. Client to confirm measurements.

