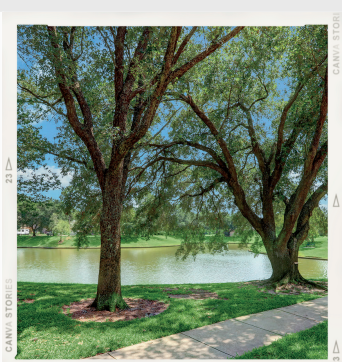
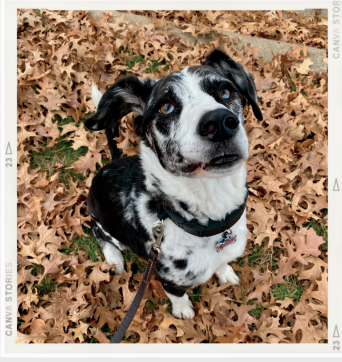


AMENITIES *List*

13522 PRISTINE PARK



GAS 1 mi	DONUTS + COFFEE 1.1 mi	GYM 2.2 mi	GROCERY 2.1 mi	HOSPITAL 5.5 mi	20 RESTAURANTS within 2 mi
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INTERNET SPEEDS: Xfinity (cable) 1200 mbps AT&T (dsl) 50 mbps
Provided by BroadbandNow

NEIGHBORHOOD AMENITIES:

- Manned Entrance Gate
- 4 Lakes with fountains, surrounding trails and benches
- Community Pool (open May 1 - Oct 31)
- Community Playground
- 3 Lighted Tennis Courts
- Clubhouse available for rent
- Numerous community clubs/activities weekly

NEARBY PUBLIC PARKS:



- Bear Creek Pioneers Park (3.2 mi away)
- Hearthstone Park (4.7 mi away)
- Congressman Bill Archer Dog Park (5.4 mi away)
- Westwillow Dog Park (7.4 mi away)
- Cullen Park West (7.9 mi away)
- Deputy Darren Goforth Park & Dog Park (9.9 mi away)

HOUSEHOLD AMENITIES:

- 5 bedrooms/3.5 bathrooms/3,834 sq ft home/12,363 sq ft lot
- Lake views & quick access to walking trail
- Clean, sleek, modern aesthetic with winding staircase and dramatic light fixture
- No installed carpet throughout
- Beautiful 2.5" plantation shutters downstairs
- First floor living is generous - two story entry, formal living, formal dining, den, two gas log fireplaces, kitchen, breakfast, office, laundry/MUD room with separate outside & garage access, and primary suite with raised ceiling and spa-like en-suite bath
- Kitchen island has gas range and can seat up to 4
- Walk-in kitchen pantry and chef's office counter space & storage (*all the pull out drawers!*)
- Gorgeous pool (*heater available but disconnected for use due to homeowner's personal preference*)
- Plenty of space for play or entertaining - even with a pool in yard
- Pool Access Fencing (*currently stored but will be left with house*)
- Second floor living is equally spacious with 4 bedrooms, 3 vanities, 2 shower/powder areas and game room with plenty of built-in storage, lots of light and raised ceiling
- 3 Car garage (attached) with built-in storage shelves
- Extended patio cover added in 2022
- Water heater replaced in 2022
- Roof replaced in 2019
- Aesthetically updated in 2017
- A/C replaced in 2016
- Yard and pool are professionally maintained
- Refrigerator, washer, dryer are negotiable to remain