

# 1007 HAVENSHIRE RIDGE LN

## PROPERTY FEATURES

Kate Glass- CB&A, Realtors | 956-607-9985 | kateglasshomes@gmail.com

Year Built: 2020

Square footage: 2,448

Lot size: 7,244

3 bedrooms, private study,

3 full bathrooms/ 1 half bathrooms

2 car garage

- Former Model Home
- Flowing and functional 1-story floorplan
- Upgraded Brick and stucco elevation
- 9ft doorways
- 3bdrm suites all with full bathrooms and walk-in closets
- Floor to ceiling tile surrounding fireplace
- Upgraded glaze cabinetry and vent hood
- Upgraded appliance package
- Oversized island with sink
- Granite countertops
- Walk-in pantry
- Surround sound in main living space and outdoor speakers in covered patio

- Luxury primary bathroom with oversized shower with floor to ceiling tile and glass door/window
- Large stand alone soaking tub
- Double vanity with endless storage options
- Walk-in closet in primary
- Window coverings (blinds) throughout home
- Built-in outdoor firepit with slab
- Covered patio with speakers
- Upgraded landscaping in backyard

### Location Features

- Woodtrace is a gated master planned community with quick access to 249.
- Amenities include community pool/clubhouse, walking trails, multiple parks, catch and release fishing lake

*No Representations or warranties either expressed or implied are made as to the accuracy of the information contained within this complete brochure or with respect to suitability, usability, feasibility, merchantability, or condition of any property described herein.*

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- **Home is short 2 minute walk to central park and walking trails**

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