



\$490,000

- **Sparkling Pool**
- **Corner Lot**
- **Walk to Schools & Park**
- **Great Location**



1125 Mill Springs

Cottonwood Creek Estates

Richardson

***Delightful and Spacious Family Home with Sparkling Pool & Grassy Yard!
Established Neighborhood within walking distance to UTD Campus, Parks & Elem School!***

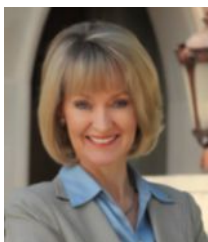
- Brick Façade w/Large Inviting Covered Porch
- Quaint Walkup with Mature Shade Tree and Landscaping
- Crown Molding & Wood Flooring in Foyer and Formal Dining
- Great Room is Vaulted with Wall of Paneless Windows offering Stunning View of Pool & Back Yard
- Floor to Ceiling Brick Gas Log Fireplace with Raised Brick Hearth
- Den with Beam Ceiling and Built In Bookcases
- Powder Room off Den
- Kitchen has Raised Breakfast Bar, Rich Cabinetry, Under Mount Lighting, Dishwasher, Electric Cktop & Double Ovens
- Breakfast Area has Bay Window with Built In Wood Hutch
- Master Suite has Crown Molding and Ceiling Fan
- Master Bath features Separate Vanities, Separate Tiled Shower, Garden Tub and His & Hers Walk in Closets
- Large, Sparkling Pool with Cleaning System
- Grassy Yard for Playset or Pets
- 37' x 6' Covered Porch
- Large Patio Area
- Three Spacious Secondary Bedrooms upstairs, WICs
- Two Full Baths
- Separate Utility Room w/Sink, Cabinets & Room for Fridge
- 2 Car Garage w/Access to Backyard Oversized
- Large Utility Closet
- BOB Stained Fence

Recent Repairs

- 2016— Roof, A/C Unit upstairs, Fence Stained, Pool Pump Motor, Hoses & Fittings, Tune up Kit to Polaris 280
- 2014—Windows, Interior Paint
- 2011 A/C Unit downstairs

4 Bedrooms / 3.5 Baths / Great Room / 2 Dining / Den / 2 Car Garage Oversized / Pool

MLS:	13677312	Great Room:	24 x 17	Formal Dining:	15 x 12	Master Bedroom:	18 x 14
Year Built:	1979	Den:	18 x 14	Kitchen:	12 x 12	2nd Bedroom:	16 x 12/2
Lot Size:	0.258	Utility:	8 x 7	Breakfast:	12 x 10	3rd Bedroom:	12 x 11/2
Square Feet:	3,024/tax	2 Car Garage:	Oversized			4th Bedroom:	12 x 11/2
Schools:	Richardson ISD	Canyon Creek Elementary		Richardson North Jr High		Pearce High	



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*Schools subject to verification through Richardson ISD

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