



**\$448,000**

- Granite Countertops
- Hardwood Floors
- Silhouette Custom Shades
- Solar Panels
- Addison Athletic Club



**14597 Waterview Circle**

**Waterview Estates**

**Addison**

***Rare Single Story Home with Granite Countertops, Hardwood Floors, No Carpet and Updated Kitchen! Great Location!***

- Brick Façade with Covered Front Porch
- Walk-up Adorned with Mature Trees and Lush Landscaping
- Entry features Marble Floors and Great Natural Light
- Formal Living with Hardwood Floors, Wall of Built-Ins with Stunning Millwork and Double Crown Molding
- Recently Painted Formal Dining Room has Hardwood Floors, Double Crown Molding and Chandelier
- Family Room offers Hardwood Floors, Vaulted Ceiling, Silhouette Shades, Gas Log Fireplace and Built-In Shelving
- Chef's Kitchen features Granite Countertops, Custom Maple Antique White Cabinetry with Soft Close Feature and Shelving Pull Out Storage, Under Mount Lighting and Stainless Appliances
- Breakfast Area has Bay Window with Silhouette Shades and Tile Floors
- Private Master Suite with Hardwood Floors, Bay Window and Vaulted Ceiling
- Master Bath has Marble Floors, Dual Sinks, Jetted Tub, Plantation Shutters and Separate Shower
- Utility Room Built-In Cabinetry and Door to Courtyard
- Two Secondary Bedrooms
- Full Bathroom with Hall and Bedroom Access, Has Granite Cut for this Bathroom Vanity
- Backyard features Extended Patio, Lush Landscaping and Stained, Wood Board on Board Fence
- 2 Car Garage with Built-In Shelving
- Solar Panels—2013 (Can cover entire Electrical Costs)
- Neutral Paint—2021
- Updated Kitchen—2015
- AC—2012
- Roof—2011
- Addison Athletic Club available for Addison Residents \$10 one time fee to join

**3 Bedrooms / 2 Baths / 2 Living / 2 Dining / 2 Car Garage**

MLS:	14524117	Family Room:	19 x 20	Kitchen:	13 x 12	Master Suite:	15 x 15
Year:	1992	Formal Dining:	10 x 12	Breakfast Area:	10 x 11	Bedroom 2:	9 x 11
Square Ft:	2,139/tax	Formal Living:	11 x 14	Utility:	6 x 5	Bedroom 3:	10 x 11
Lot Size:	0.135 acre					Garage:	2 Car
	Dallas ISD:	Bush Elementary		Walker Middle		White High	

\*Schools subject to verification through Dallas ISD.



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reality group

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