



\$335,000

- Granite Kitchen
- Vaulted Ceilings
- Creek & Greenbelt
- Great Neighborhood



2209 Shumard Ln Villages of Cross Timbers Flower Mound

***Storybook Setting in this Relaxing Backyard with Creek & Greenbelt Views!
One Story with Freshly Updated Kitchen, Walk to Elementary and Middle Schools!***

- Charming Walkup with Fresh Landscaping and Trees
- Brick Façade has Covered Porch with Arched Entryway
- Stunning Wood Entry Door
- Wood Like Italian Porcelain Tile Plank Flooring flows throughout Foyer, Dining, Family, Kitchen and Breakfast Areas
- Dining has Tray Ceiling, Chair Railing, Crown Molding & Chic Lighting
- Vaulted Family Room with Wall of Windows offers views of Scenic Backyard & Greenbelt
- Gas Log Fireplace with Custom Wood Mantle
- Cabinet and Shelf Built ins
- Kitchen has Level 4 Monte Cristo Granite Counters and Glass Mosaic Tile Backsplash
- Stainless Steel Appliances 2015, Viking Gas Cooktop, Vent a Hood, Frigidaire Pro Oven, Dishwasher and Built In Microwave
- Island with Butcher Block Top
- Walk in Pantry with Shelving
- Large Breakfast Area filled with Natural Light and Windows
- Access to Outdoor Deck and Yard
- Separate Utility Rm w/Rod & Shelf
- Master Suite is Spacious w/Molding, Tray Ceiling & Contemporary Fan
- Overlooks Backyard & Greenbelt
- Master Bath features Large Vanity with Dual Sinks, Large Separate Shower, Jetted Tub & Walk in Closet
- Three Spacious Secondary Bedrooms are Vaulted, One works well as Game Room or Flex Space

Additional Updates

- 2017– Outdoor Lighting, Landscaping, Fascia Replaced, Interior Blinds, Front Door Stained & Hardware Replaced
- 2016– Roof, Gutter Guards, Fence, Walkway Lighting
- 2015– Flooring, Kitchen Appliances, Counters, LED Can Lights, Painted Cabinets, Hardware Int & Ext Paint

Outdoor Experience

- Covered Deck, Spa (not working)
- Rear Wrought Iron Fence overlooks Greenbelt and Creek
- Wood Privacy Fence along Sides

4 Bedrooms / 2 Baths / Living / 2 Dining / 2 Car Garage

MLS:	13548747	Family Room:	20 x 17	Dining:	13 x 12	Master Bedroom:	16 x 13
Year Built:	1996	Kitchen:	14 x 13	Breakfast:	11 x 10	2nd Bedroom:	14 x 10
Lot Size:	0.172 acres	Utility:	7 x 6	Garage:	2 Car	3rd Bedroom:	13 x 13
Square Feet:	2,294/Tax					4th Bedroom:	11 x 10

Schools: Lewisville ISD Donald Elementary Forestwood Middle Flower Mound High



Jane Clark
reality group

Direct: (214) 802 4680

Office: (972) 562 8883

Email: jlclark@kw.com



*Schools subject to verification through Lewisville ISD

