



**\$188,000**

- **Granite**
- **Vaulted Ceilings**
- **Wood-like Flooring**
- **Sprawling Yard**



**317 Timbercreek Ct**

**Princeton Timbers**

**Princeton**

*Charm and Warmth are the Impressions you get as you walk though this Home With Sprawling Backyard & Open Patio. Perfect for Pool or Playset!*

- Brick Façade, Quaint Walk up
- Lead Inlaid Glass Front Door
- Wood like Tile flows through Foyer to Family Room
- Formal Dining Vaulted with Elegant Chandelier
- Inviting Family Room Vaulted with Ceiling Fan
- Wood burning Tiled Fireplace w/Custom Mantle & Gas Start
- Architectural Cuts & Accents
- Neutral Colors & Carpets
- Kitchen with Granite Counters & Breakfast Bar with seating
- Tiled Flooring
- Rich Stained Cabinetry
- Pantry with Deep Shelving
- Double Stainless Steel Sink
- Built in Microwave & Oven
- Charming Breakfast area with Chandelier & View of Yard
- Half Bath with Granite
- Separate Utility with Built ins
- Garage with custom flooring
- Master Suite Vaulted with Fan
- Master Bath features Dual Sinks, Separate Shower, Garden Tub & Large Walk in Closet
- Additional Built in Linen Closet
- Secondary Bedrooms up
- Vaulted Ceiling & Large Closets
- Versatile 2nd Bedroom works well as Game or Media Room
- 4x4 Study Nook at top of stairs
- Large Grassy Back Yard
- Board on Board Fence

**Description: 3 Bedrooms/ 2.1 Baths/ 2 Living/ 2 Dining/ 2 Car Garage**

MLS:	13366403	Family Room:	17 x 14	Kitchen:	12 x 10	Master:	15 x 11
Year Built:	2003	Formal Dining:	12 x 10	Breakfast:	10 x 8	Bedroom 2:	12 x 10/2
Subdivision:	Princeton Timbers	Study Alcove:	4 x 4	Utility:	6 x 6	Bedroom 3:	10 x 11/2
Sq. Feet	1861/ Tax	Lot Size:	0.160	Garage:	2 Car		

**Schools: Princeton ISD**

**Elementary: Harper**

**Middle School: Clark**

**High School: Princeton**



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**KELLERWILLIAMS.**

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\*Schools subject to verification through Princeton ISD.

