



# \$180,000

- Corner Lot with Updates
- Covered Patio & Outdoor Kitchen for Entertaining
- Pool and Custom Deck
- Professional Landscaping



## 4677 County Rd 446

## Lavon Shores

## Princeton

*Charming one story situated on Large Corner Lot with Gorgeous Backyard & Pool  
Truly Relaxing Property with Lake views while enjoying City conveniences!*

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| <ul style="list-style-type: none"> <li>• Amazing Corner Landscaped Lot with Stone/Brick around Flowers &amp; Trees</li> <li>• Storm Doors in Front and Back</li> <li>• Updated Family Room with African Mahogany Wood Flooring</li> <li>• Wainscoting &amp; Matching Door Frame</li> <li>• Crown Molding flowing to Breakfast Area with Decorative Accents</li> <li>• Large Windows with view of Covered Patio, Pool and Landscaped Yard</li> <li>• Arched Doorways</li> <li>• Chic Designer Lighting</li> <li>• Neutral Carpets and Designer Paints</li> <li>• Window Treatments w/Rods &amp; Rings</li> </ul> | <ul style="list-style-type: none"> <li>• Large Kitchen w/Track Lighting</li> <li>• Tile Backsplash on Diagonal with Decorative Accents</li> <li>• Stainless Steel Appliances</li> <li>• Convection Oven</li> <li>• Under mount Lighting</li> <li>• Charming Breakfast Area</li> <li>• Walk-in Pantry/Utility Closet</li> <li>• Brick Archway leads to Utility</li> <li>• Master with Hardwoods, Crown Molding &amp; Decorative Accents</li> <li>• Full Baths w/Skip Trowel Paint</li> <li>• Versatile Secondary Bedrooms-one works well as Study</li> </ul> | <p><b>Outside Experience—Perfect For Entertaining</b></p> <ul style="list-style-type: none"> <li>• Covered Patio with Paver Brick Floor</li> <li>• Outdoor Stone Kitchen with Built-in Grill, Refrigerator &amp; Storage</li> <li>• Flagstone Walkway to Pool &amp; Deck</li> <li>• Above Ground Pool with Fountain Water Feature wrapped in Custom Wood Deck w/Seating &amp; Lighting</li> <li>• Professionally Landscaped w/Vibrant Flowerbeds and Banana Trees</li> <li>• Greenhouse w/Exterior Hardyboard</li> <li>• Iron Fenced Arched Entrance to Yard</li> <li>• Minutes away from boating &amp; fishing</li> </ul> |
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**Updates: 2015 Flooring and Water Heater, 2014 Kitchen Appliances, 2013 Lennox XP16 AC Unit, 2012 Master Bath, Interior/Exterior Paint**

**Lake Lavon is great for Camping, Fishing, Skiing & Boating with Numerous Parks, Picnic Sites, Beaches, Hiking & Bike Trials**

**Description: 3 Bedrooms / 2 Baths / Living / Dining/ Outdoor Kitchen/ Greenhouse/ Pool/ Garage**

MLS:	13225642	Family Room:	14 x 24	Kitchen:	11 x 10	Master Bedroom:	14 x 10
Subdivision:	Lavon Shores	Utility:	5 x 7	Breakfast:	12 x 7	2nd Bedroom:	12 x 9
Year Built:	2003	Lot Size:	.280	Greenhouse:	12 x 12	3rd Bedroom:	10 x 10

Square Feet: 1274/ Appraiser

Schools: Princeton ISD

Harper Elementary

Clark Junior High School

Princeton High School



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\*Schools subject to verification through Princeton ISD



