



\$244,000

- Vaulted Ceilings
- Tons of Natural Light
- Bay Windows
- Community Pools & Parks
- Close to Grandscape Shopping



5620 Rock Canyon Rd

Legend Crest

The Colony

***Charming and Pristine One Story in Desirable Community
Lots of Windows and Natural Light. Large Backyard with Hot Tub***

- Brick Façade with Mature Trees and Landscaping
- Covered Porch with Arch
- Soaring Foyer with Trey Ceiling, Chandelier and Molding
- Arched Entry to Formal Dining with Molding, Chair Rail, Arched Windows and Chandelier
- Large, Inviting Family Room with 12' Ceiling has Wall of Windows, Custom Built ins, Gas Fireplace with Raised Brick Hearth, Ceiling Fan, Crown Molding & In Floor Outlet
- Vaulted Study has Bay Window, Ceiling Fan & Walk in Closet, could be 4th Bedroom
- Neutral Colors & Rounded Corners
- Open Kitchen with Island and Raised Breakfast Bar is Vaulted
- Stainless Steel Double Sink with Disposal, Oven, Gas Cooktop, Bosch Dishwasher and Built in Microwave
- Abundance of Cabinetry with Shelving and Built in Desk
- Diagonal Tile Backsplash and Plant Shelf at Window
- Charming Breakfast Area with Window Seat & Walk in Pantry
- Recessed Lighting
- Utility Room has Cabinet, Shelf, Hanging Rod, Utility Closet, Room for Freezer/Refrigerator and Access to Garage
- Full Bath has Double Sinks and
- Vaulted Master Suite Has Sitting Area w/Bay Window & Access Door to Patio
- Master Bath features His and Hers Vanities, Separate Shower, Corner Garden Tub, Linen Closet and Large Walk in Closet with Storage Space
- Spacious Secondary Bedrooms are Vaulted with Ceiling Fans
- Covered Patio Overlooking Backyard has Ceiling Fan & Hot Tub w/Ozonator
- Board on Board Stained Wood Fence
- 2 Car Garage has Sink
- Extra Wide Driveway with Alley Access

Additional Updates

- Roof 2016
- Hot Water Heater 2015
- Interior and Exterior Painting 2015

Legends Texas HOA: Parks, Playgrounds, Activities Area, Family Pool, Adult Pool, Sand Volleyball Court, Jogging Trail and Community Events

3 Bedrooms / 2 Baths / Living / 2 Dining / Study / 2 Car Garage / Hot Tub

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|--------------|-------------|--------------|---------|----------------|---------|-----------------|---------|
| MLS: | 13516570 | Family Room: | 21 x 18 | Formal Dining: | 12 x 11 | Master Bedroom: | 15 x 15 |
| Year Built: | 2001 | Kitchen: | 14 x 12 | Study: | 16 x 11 | 2nd Bedroom: | 13 x 10 |
| Lot Size: | 0.169 acres | Breakfast: | 12 x 9 | Utility: | 6 x 5 | 3rd Bedroom: | 11 x 10 |
| Square Feet: | 2,129/Tax | | | | | Garage: | 2 Car |

Schools: Lewisville ISD Morningside Elementary School Griffin Middle School The Colony High School



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*Schools subject to verification through Lewisville ISD

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