

# Agent Full Report

MLS#: 13277331    Pending    [3 Ridgeview CIR](#)    Richardson    75080    LP:    \$829,000



Category:	Residential	Type:	RES-Single Family Orig LP:	\$854,900
Area:	23/2	Also for Lease:	N	Lst \$ / SqFt: \$202.44
Subdv:	Canyon Park Estates #2	Lease MLS#:		
County:	Collin	Lake Name:		
Parcel ID:	R012400501901	Plan Dvlpmnt:		
Lot:	Block:	Legal:		
Multi Prcl:	No	MUD Dst: No		Unexempt Taxes:

Bedrooms:	4	Tot Baths:	3.0	Liv Areas:	3	Stories:	2
Fireplaces:	1	Full Baths:	3	Dining Areas:	2	Pool:	No
Sec Sys:	Yes	Half Baths:	0				

SqFt:	4,095 / Building Plan	Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	2	Cvrd Park:	2		
# Carprt Spcs:	0	Garage Size:	23 x 21	Yr Built:	1971 / Preowned
Acres:		Lot Dimen:		Will Subdiv:	No
HOA:	Voluntary	HOA Dues:			
HOA Co: N/A		HOA Co. Phone: N/A			
Accessory Unit:		Accessory Unit Type:			

Recent: 02/24/2016 : PEND : AC->P

School Dist:	Plano ISD				
Elementary School:	Aldridge	Middle School:	Wilson	High School:	Vines
Senior High School:	Plano Senior				

Dining Room:	13 x 12 / 1	Butlers Pantry	Library/Study:	14 x 12 / 1	
Kitchen:	17 x 11 / 1	Breakfast Bar, Built-in Cabinets, Butlers Pantry, Eat-in Kitchen, Farm Sink, Island, Natural Stone/Granite Type, Pot Filler	Breakfast Room:	13 x 11 / 1	Eat-in Kitchen
Living Room:	23 x 22 / 1		Master Bedroom:	21 x 18 / 1	Walk-in Closets
Full Bath:	17 x 11 / 1	Built-in Cabinets, Dual Sinks, Linen Closet, Natural Stone/Granite Type, Separate Shower, Separate Vanities	Full Bath:	/ 1	Built-in Cabinets, Linen Closet, Natural Stone/Granite Type
Bedroom:	14 x 12 / 1	Walk-in Closets	Game Room:	26 x 16 / 2	Built-in Cabinets, Other
Bedroom:	23 x 12 / 2	Walk-in Closets	Bedroom:	13 x 12 / 2	Walk-in Closets
Full Bath:	/ 2	Natural Stone/Granite Type, Separate Vanities	Utility Room:	14 x 6 / 1	Built-in Cabinets, Dryer Hookup- Electric, Dryer Hookup- Gas, Full Size W/D Area, Linen Closet, Room for Freezer, Second Pantry, Separate Utility Room, Utility Closet, Washer Hookup

Housing Type:	Single Detached	Fireplace Type:	Gas Starter, Metal Box, Stone, Wood Burning
Style of House:	Craftsman	Kitchen Equipment:	Built-in Microwave, Cooktop - Gas, Dishwasher, Disposal, Double Oven, Oven-Electric, Plumbed For Gas in Kitchen, Vent Mechanism, Water Line to Refrigerator
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Alarm/Security:	Burglar, Carbon Monoxide Detector, Exterior Security Light(s), Fire/Smoke, Pre-Wired Carpet, Ceramic Tile, Wood
Lot Description:	Cul De Sac, Heavily Treed, Interior Lot, Landscaped, Lrg. Backyard Grass, Subdivision	Heating/Cooling:	Central Air-Elec, Central Heat-Gas, Zoned
Exterior Features:	Covered Porch(es), Deck, Lighting System, Patio Open, Sprinkler System	Energy Efficiency:	12 inch+ Attic Insulation, Ceiling Fans, Double Pane Windows, Electric Water Heater, Energy Star Appliances, Foam Insulation, Gas Water Heater, Low E Windows, Programmable Thermostat, Radiant Barrier
Soil:	Other	Green Features:	Low Flow Commode, Rain / Freeze Sensors
Construction:	Brick, Rock/Stone, Siding	Green Certification:	
Foundation:	Slab	Handicap Amenities:	
Roof:	Composition	Special Notes:	Owner/ Agent
Backyard Pool Feat:		Proposed Financing:	Cash, Conventional
Type of Fence:	Wood	Possession:	Closing/Funding
Parking/Garage:	Attached, Garage, Garage Door Opener, Opener, Rear Alley, City Sewer, City Water, Curbs, Individual Gas Meter, Individual Water Meter, Sidewalk, Underground Utilities	Showing:	Centralized Showing Service
Street/Utilities:			
Interior Features:	Bay Windows, Cable TV Available, Flat Screen Wiring, High Speed Internet Available, Sound System Wiring, Vaulted Ceilings		

Property Description: 2015 FOUNDATION UP CUSTOM RENOVATION! Completely New Elect, Plumbing & Mechanical Duct Sys. Classic Finishes throughout Craftsman Style Home incl Farmhouse Sink, Hand-Scraped Oak Wood Floors, Top-of-the-Line GE Appl, Can Lights & Clawfoot Tub. Every Aspect of this home reflects the Attention To Detail! Family Living at its Finest w Great Rm, Kit & Brkfst Merged for Ideal Entertaining Environment. Detailed Features List in Docs. OPEN HOUSE DEC 5th 11-2

Public Driving Directions: From the George Bush Turnpike, Exit Custer Pkwy, South on Custer, East on W Lookout Dr, South on Vista Cliff, E on Ridgeview Dr, N on Ridgeview Cir

Private Remarks: OPEN HOUSE 12-05-15 from 11:00-2:00pm! Full extensive list of Features in Documents. Contact agent for any questions. Incredible renovation updated throughout to meet and exceed 2015 construction standards. All information deemed reliable, but not guaranteed. Buyer & Buyer's agent to verify all info

Loan Type:	Treat As Clear	Bal:	\$829,000	Int Rate:		Pmt Type:		Payment:	
Lender:		Orig Date:		Possible Short Sale:					
		Equity:	2nd Mortg: No						

SUB: 0%    BAC: 3%    Var: No    List Type: Exclusive Right to Sell/Lease    CDOM: 77    DOM: 77    LD: 11/16/2015    XD: 05/31/2016

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Call: CSS Appt: (817) 858-0055 Owner Name: See Agent  
Keybox #: 0000 Keybox Type: Blue iBox Seller Type: Builder  
Show Instr: Please lock doors, turn off lights. Do not adjust thermostat or open windows. Remove shoes if raining or wet. Please provide feedback to agent. Occupancy:  
Open House: Owner Permission To Video: No

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Contract Date: 02/01/2016

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Prepared By: Michelle Zachary / The Realty Shop, LLC on 2016-03-03 10:31

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