



**\$205,000**

- **Granite Kitchen**
- **Stainless Steel Appls**
- **Walk to School, Park and Lakes**
- **Sa annah Amenities**

**1124 Hayden Lane      Sea Pines Village at Savannah      Savannah**

***Charming and Move In Ready with Recent Paint, Carpet, Roof and Upstairs A/C!  
Granite Kitchen overlooking Family Room. Upstairs Game Room with Rear Covered Balcony.***

- Charming Curb Appeal with Covered Porch and Landscaping
- Tiled Entry with 2 Story Foyer
- Winding Staircase with Iron Spindles
- Dining Room with Arched Entry, Molding and Chic Lighting
- Open Family Room with Window Seat and Ceiling Fan
- Corner Gas Fireplace with Cast Stone Surround and Mantle
- Rounded Corners, 2" Wood Blinds and Neutral Colors
- Recent Paint, Carpet, Upstairs A/C and Roof
- Open Kitchen with Granite Countertop, Stainless Steel Appliances, Gas Range & Under Mount Sink
- Granite Island with Breakfast Bar
- Tile Flooring and Diagonal Tile Backsplash with Accents
- Pantry with Shelving
- Breakfast Room has Chandelier and Large Window Seat
- Recessed Lighting
- Powder Room with Framed Mirror and Cabinet Vanity
- Separate Utility Room with Tile Flooring, Shelf and Rod
- Main Level Master Suite with Double Doors and Ceiling Fan
- Double Doors Lead to Master Bath with Separate Sinks, Garden Tub and Separate Tiled Shower
- Large Walk in Closet w/Shelving and Plenty of Storage Space
- Spacious Secondary Bedrooms upstairs, One w/Access to Second Level Front Balcony
- Large Upstairs Game Room with Large Window Seat and Access to Covered Balcony
- Vinyl Fencing, Grassy Play Yard and 2 Car Garage

**Description: 4 Bedrooms / 2.5 Baths / Family Room / 2 Dining / Game Room / 2 Car Garage**

MLS: 13500791	Family Room: 16 x 15	Dining Room: 11 x 10	Master Bedroom: 15 x 14
Year Built: 2009	Kitchen: 12 x 12	Breakfast: 10 x 9	2nd Bedroom: 14 x 10/2
Lot Size: 0.103 acres	Game Room: 15 x 14/2	Utility: 6 x 6	3rd Bedroom: 11 x 11/2
Square Feet: 2,244/Tax			4th Bedroom: 10 x 10/2
Schools: Denton ISD	Elementary School: Savannah	Middle School: Navo	High School: Braswell

**Savannah: Clubhouse, Lakes, Private Waterpark and Adult Pool, Spray Park, Baseball, Basketball and Soccer Fields, Volleyball and Tennis Courts, Walking Trails, Picnic Areas, Parks and Playgrounds, 4 Dog Parks and Various Year Round Social Events**



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KELLERWILLIAMS.

The information contained herein is furnished by the owner to the best of his knowledge but is subject to verification by the purchaser, and agent assumes no responsibility for correctness thereof. The sale offering is made subject to errors, omissions, change of price prior sale or withdrawal without notice. In accordance with the Law, this property

\*Schools subject to verification through Little Elm ISD. Client to confirm measurements.

