

\$415,000 - 1453 Cattle Baron Court, Fairview

MLS® #20921115

\$415,000

3 Bedroom, 2.00 Bathroom, 1,825 sqft
Residential on 0.14 Acres

Heritage Ranch Add Ph I, Fairview, TX

PRIZED ELEVATED LOT & LOCATION -
LARGEST VILLA (HALF DUPLEX):
3BR-2BA-2 CAR with NEW HVAC ---- PRIME
LOCATION IN HERITAGE RANCH (AGE
RESTRICTED NEIGHBORHOOD 50+).
LARGE ELEVATED BACKYARD ON
CUL-DE-SAC STREET, EXTENDED
FLAGSTONE STYLED PATIO, HOA
RESPONSIBLE FOR RETAINING WALL --
FEATURES: Brick & Stone Exterior, Family
Room: Gas Fireplace & Built-In
Cabinets-Shelves, Formal Dining Area, Tile &
Berber Carpet Flooring; Upgraded Light
Fixtures, Transom Windows, 10' & 11'
Ceilings, Front & Back Storm Door, Separate
Laundry Room. SPACIOUS ISLAND
KITCHEN: Quartz Countertops, Subway Tile
Backsplash, Island with Storage & Electric
Outlet, Breakfast Nook, Pullout
Shelves-Bottom Cabinets, Pantry, Breakfast
Nook. PRIMARY SUITE: Double Door Entry,
Bathroom Remodeled-Frameless
Shower-Quartz Vanity- Tower Cabinet
between Dual Sinks, Framed Mirrors, WIC,
Tray Ceiling. OTHER: Partially Fenced
Backyard, HVAC 2025, WH 2015, Roof 2022.
---- VILLA FEE BENEFITS: LAWN CARE &
EXTERIOR PAINTING EVERY 6 YEARS.
ENJOY LOCK & LEAVE LIFESTYLE ---- LIVE
IN HERITAGE RANCH: THE PREMIER
GATED COMMUNITY WITH RESORT STYLE
AMENITIES FOR THOSE OF US 50+: Scenic
& Friendly Community, Indoor & Outdoor
Pools, Fitness Center, 2 Restaurants,



Ballroom, Dance Floor, Pickle Ball & Tennis Courts, Championship Golf Course, Hike & Bike Trails, Bocce Ball, Many different Groups, Clubs & Events.

Built in 2001

Essential Information

MLS® #	20921115
Price	\$415,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,825
Acres	0.14
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	1453 Cattle Baron Court
Subdivision	Heritage Ranch Add Ph I
City	Fairview
County	Collin
State	TX
Zip Code	75069-4186

Amenities

Utilities	Cable Available, City Sewer, City Water, Co-op Electric, Concrete, Curbs, Electricity Connected, Individual Gas Meter, Individual Water Meter, Sidewalk, Underground Utilities, Co-op Membership Included, Phone Available
Features	Community Pool, Curbs, Fishing, Fitness Center, Greenbelt, Jogging Path/Bike Path, Lake, Park, Pickle Ball Court, Pool, Sidewalks, Other, Gated, Golf, Guarded Entrance, Restaurant, Tennis Court(s)
# of Garages	2
Garages	Driveway, Garage, Garage Door Opener, 2-Car Double Doors, Garage

Faces Front, Kitchen Level

Interior

Interior Features	Cable TV Available, Decorative Lighting, Granite Counters, High Speed Internet Available, Open Floorplan, Pantry, Walk-In Closet(s)
Heating	Central, Natural Gas
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Logs

Exterior

Exterior Features	Rain Gutters
Lot Description	Interior Lot, Cleared
Roof	Composition
Construction	Brick, Frame, Stone Veneer
Foundation	Slab

School Information

District	Lovejoy ISD
Elementary	Lovejoy
Middle	Willow Springs
High	Lovejoy

Listing Details

Listing Agent	Kevin Kernan
Listing Office	RE/MAX Town & Country

Users may not reproduce or redistribute the data found on this site. The data is for viewing purposes only. Data is deemed reliable, but is not guaranteed accurate by the MLS or NTREIS.

Listing information last updated on November 4th, 2025 at 10:45pm CST