

# \$899,000 - 1103 Canton Court, Allen

MLS® #20986256

**\$899,000**

4 Bedroom, 3.10 Bathroom, 3,510 sqft

Residential on 0.38 Acres

Twin Creeks Ph 4c, Allen, TX

Welcome to 1103 Canton Court, an exceptional 4-bedroom, 3.5-bathroom home nestled on a desirable cul-de-sac lot in a highly sought-after Allen community.

This meticulously maintained residence offers a spacious and flowing floor plan, perfect for both everyday living and entertaining. Step inside to discover inviting living areas, bathed in natural light, that seamlessly connect. The well-appointed kitchen is a chef's delight, featuring ample counter space and cabinetry, fantastic walk in pantry that is ready for your culinary adventures.

Upstairs, you'll find generously sized bedrooms, including a serene primary suite designed for ultimate relaxation. The additional bedrooms and bathrooms provide comfort and privacy for family and guests. A flexible layout ensures space for a home office, media room, or whatever suits your lifestyle.

Outside, the large lot provides a private oasis with a fabulous pool, ideal for outdoor gatherings, water volley ball, laying out on the tanning ledge, or jumping off the back into the deep end of the pool with plenty of back yard for more recreation. Or simply enjoying your coffee in the morning under the covered patio. The cul-de-sac location offers reduced traffic and a safe environment. Plus its an easy walk to Boone, the pickleball courts and trails that lead to all kinds of wooded walks, runs and biking adventures.

Located in Allen, you'll benefit from top-rated schools, vibrant shopping and dining options



at destinations like The Village at Allen and Allen Premium Outlets, and an abundance of recreational amenities including parks, trails, and golf courses. With easy access to I75 and 121, this home combines suburban tranquility with urban convenience.

Don't miss the opportunity to make this beautiful Allen property your new home!

Built in 2001

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 20986256                |
| Price          | \$899,000               |
| Bedrooms       | 4                       |
| Bathrooms      | 3.10                    |
| Full Baths     | 3                       |
| Half Baths     | 1                       |
| Square Footage | 3,510                   |
| Acres          | 0.38                    |
| Year Built     | 2001                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1103 Canton Court |
| Subdivision | Twin Creeks Ph 4c |
| City        | Allen             |
| County      | Collin            |
| State       | TX                |
| Zip Code    | 75013             |

**Amenities**

|              |                                                                                                                                         |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Utilities    | City Sewer, City Water                                                                                                                  |
| Features     | Community Pool, Fishing, Golf, Greenbelt, Jogging Path/Bike Path, Lake, Pickle Ball Court, Playground, Pool, Sidewalks, Tennis Court(s) |
| # of Garages | 3                                                                                                                                       |
| Garages      | Aggregate, Garage, Garage Door Opener, 2-Car Double Doors                                                                               |

|          |                                                                |
|----------|----------------------------------------------------------------|
| Has Pool | Yes                                                            |
| Pool     | Fenced, Gunite, In Ground, Outdoor Pool, Salt Water, Waterfall |

## Interior

|                   |                                                                                                                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Cable TV Available, Chandelier, Decorative Lighting, Double Vanity, Eat-in Kitchen, Granite Counters, High Speed Internet Available, Kitchen Island, Loft, Natural Woodwork, Open Floorplan, Pantry, Sound System Wiring, Walk-In Closet(s) |
| Appliances        | Air Purifier                                                                                                                                                                                                                                                   |
| Heating           | Natural Gas                                                                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                              |
| Fireplaces        | Den                                                                                                                                                                                                                                                            |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Rain Gutters, Outdoor Grill              |
| Lot Description   | Cul-De-Sac, Many Trees, Sprinkler System |
| Roof              | Asphalt                                  |
| Foundation        | Slab                                     |

## School Information

|            |           |
|------------|-----------|
| District   | Allen ISD |
| Elementary | Boon      |
| Middle     | Ereckson  |
| High       | Allen     |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Agent  | Anthony Patton   |
| Listing Office | Texas MLS Realty |

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