

\$299,900 - 1706 Park Trails Boulevard, Princeton

MLS® #21071472

\$299,900

3 Bedroom, 2.00 Bathroom, 1,955 sqft
Residential on 0.16 Acres

Park Trails - Ph 1, Princeton, TX

Welcome home to an amazing neighborhood where the charming, classic brick exterior hints at the care found within 1706 Park Trails Boulevard. Perfectly framed by a gorgeous shade tree and professional landscaping, this home offers an inviting introduction to a comfortable lifestyle. Every corner of this beautiful single-story home reflects the homeowner's unwavering dedication to quality. Bathed in sunlight and designed for the modern lifestyle, this home's spacious, the flowing layout creates a sense of effortless living. High ceilings add an airy, bright feel, while adaptable spaces offer endless possibilities for relaxation, work, and entertaining. The kitchen serves as the perfect hub for both casual family dinners and lively gatherings with friends. Rich dark cabinetry, with tons of counter space and opens to both living and dining areas. Primary BR is spacious, ensuite with dual sinks, walk in shower and deep soaking tub. Two additional BR, another full bath and a flex space currently serving as a dedicated home office. This space could also be converted to a great 4th bedroom. The covered patio invites the party outside, or sit, relax and enjoy the view of the well maintained yard. A nice wood fence frames the property. Home is equipped with a security system that will convey. The Park Trails community is family and pet friendly, with walking trails, playground, covered pavilion and basketball court. Fantastic location, convenient to shopping, restaurants



and Princeton schools. This home is a gem,Â meticulously maintained, a true treasure in exceptional location, it is a must see!

Built in 2006

Essential Information

MLS® #	21071472
Price	\$299,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,955
Acres	0.16
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	1706 Park Trails Boulevard
Subdivision	Park Trails - Ph 1
City	Princeton
County	Collin
State	TX
Zip Code	75407-2697

Amenities

Utilities	City Sewer, City Water, Sidewalk
# of Garages	2
Garages	Driveway, Garage, Garage Door Opener

Interior

Interior Features	Decorative Lighting, Eat-in Kitchen, Granite Counters, High Speed Internet Available, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Heating	Central, Electric

Fireplaces None

Exterior

Exterior Features Covered Porch(es), Lighting, Private Yard
Lot Description Landscaped, Lrg. Backyard Grass, Sprinkler System
Roof Composition
Construction Brick
Foundation Slab

School Information

District Princeton ISD
Elementary Smith
Middle Southard
High Lovelady

Listing Details

Listing Agent Alicia Purser
Listing Office Keller Williams Realty DPR

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