

\$700,000 - 1207 Philip Drive, Allen

MLS® #21083006

\$700,000

4 Bedroom, 3.10 Bathroom, 3,588 sqft

Residential on 0.14 Acres

Park At Montgomery Farm The, Allen, TX

Built by Highland Homes & lovingly maintained by its original owner, this move-in ready home in The Park at Montgomery Farm combines thoughtful updates & a backyard designed to entertain, all while zoned to top-rated Allen ISD schools. Stone accents on the front of the home add to the welcoming curb appeal, then head inside to find a newly painted interior, tall ceilings, hardwood flooring, Plantation shutters & upgraded designer light fixtures & ceiling fans. The first-floor study is ideal for those working from home or to use it as a flexible 5th bedroom. The family room features a floor to ceiling tiled fireplace with modern mantel & large windows overlooking the backyard. The kitchen is both functional & stylish with granite counters, a center island, designer tile, gas cooktop & plenty of cabinets for abundant storage. Relax in the primary bedroom with a renovated ensuite featuring his & her vanities, granite counters, framed mirrors, tub & frameless shower. Upstairs you will find a generous game room plus dedicated media room for family movie nights. The upstairs features all wood floors with only the media room having carpet to optimize the acoustics. The real highlight is the backyard oasis "complete with a sparkling pool & spa remodeled in 2018 with new plaster & tiles, pool & patio flooring redone & more space added for a bar counter. A built-in grill & fridge sit under the covered pergola along with new landscaping & modern stepping stones on the side of the home. There is also a motorized



fence gate with 2 new solar panels & batteries giving you complete privacy & maximizing backyard space. The garage features a vented counter space for cooking, ceiling storage rack & epoxy floors. New water heater, new sprinkler system control, new sod & re-stained board-on-board privacy fence. Located near shopping, dining & entertainment with easy access to Hwy 75, this is the home you've been waiting for! Shed & storage container near fence stays.

Built in 2008

Essential Information

MLS® #	21083006
Price	\$700,000
Bedrooms	4
Bathrooms	3.10
Full Baths	3
Half Baths	1
Square Footage	3,588
Acres	0.14
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	1207 Philip Drive
Subdivision	Park At Montgomery Farm The
City	Allen
County	Collin
State	TX
Zip Code	75013-3355

Amenities

Utilities	City Sewer, City Water, Individual Gas Meter, Individual Water Meter, Underground Utilities
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Features	Curbs, Greenbelt, Jogging Path/Bike Path, Sidewalks
# of Garages	2
Garages	Electric Gate, Garage, Garage Door Opener, Garage Faces Rear
Has Pool	Yes
Pool	Heated, In Ground, Pool/Spa Combo, Water Feature

Interior

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

Exterior

Exterior Features	Attached Grill, Covered Porch(es), Rain Gutters, Outdoor Kitchen
Lot Description	Interior Lot, Landscaped, Sprinkler System, Subdivision
Roof	Composition
Construction	Brick, Rock/Stone
Foundation	Slab

School Information

District	Allen ISD
Elementary	Norton
Middle	Ereckson
High	Allen

Listing Details

Listing Agent	Nina Bhanot
Listing Office	Compass RE Texas, LLC

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