

\$415,900 - 1704 Swan Street, Van Alstyne

MLS® #21101812

\$415,900

4 Bedroom, 4.10 Bathroom, 2,676 sqft
Residential on 0.14 Acres

Mantua Point, Van Alstyne, TX

RISLAND HOMES 3206-C home design. **DON'T MISS THIS UNIQUE OPPORTUNITY!** Discover this beautiful 4-bedroom, 4.5-bath home with 2-car garage and 2,676 sqft of modern living space. Both the primary suite and the 2nd bedroom are located downstairs, each with its own ensuite bathroom—perfect for a mother-in-law suite. Situated across from the Bluebonnet Community Garden, this home offers scenic views and access to resort-style community amenities, including a pool, splash pad, playground, hiking and biking trails, pickleball courts, and a dog park. Featuring a stylish stone exterior, chrome fixtures, and a spacious backyard with a full sprinkler system and covered rear patio, this home is perfect for outdoor living.

Built in 2023

Essential Information

MLS® #	21101812
Price	\$415,900
Bedrooms	4
Bathrooms	4.10
Full Baths	4
Half Baths	1
Square Footage	2,676
Acres	0.14
Year Built	2023
Type	Residential



MANTUA POINT | VAN ALSTYNE, TX

1704 Swan

READY NOW!

3206 C

4 Beds

4.5 Baths

2 Cars

2,676 Sq. Ft.

45' Lot

Prices, structural, exterior, interior features, renderings may not be exact and/or are subject to change. Pictures shown are for illustration purpose only. Incentives are community specific, may vary. Speak to Sales Counselor for final current features, pricing details and estimated completion dates. 10.24

Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	1704 Swan Street
Subdivision	Mantua Point
City	Van Alstyne
County	Collin
State	TX
Zip Code	75495

Amenities

Utilities	City Sewer, City Water, Community Mailbox, Concrete, Curbs, Individual Gas Meter, Individual Water Meter, Sidewalk, Underground Utilities
Features	Club House, Community Pool, Curbs, Greenbelt, Jogging Path/Bike Path, Park, Pickle Ball Court, Playground, Sidewalks, Other
# of Garages	2
Garages	Driveway, Garage, Garage Door Opener, Garage Faces Front, 2-Car Single Doors

Interior

Interior Features	Cable TV Available, Decorative Lighting, Double Vanity, High Speed Internet Available, Kitchen Island, Open Floorplan, Pantry, Smart Home System, Walk-In Closet(s)
Heating	Central, Natural Gas

Exterior

Exterior Features	Covered Porch(es), Rain Gutters
Lot Description	Few Trees, Interior Lot, Landscaped, Sprinkler System, Subdivision, Zero Lot Line
Roof	Composition
Construction	Brick, Rock/Stone, Wood
Foundation	Slab

School Information

District	Van Alstyne ISD
Elementary	John and Nelda Partin
High	Van Alstyne

Listing Details

Listing Agent

Carole Campbell

Listing Office

Colleen Frost Real Estate Serv



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