



Call today to lock this special 15%\* 2025 rate!

**APR 4.88%\***

	YEAR 1	YEAR 2
APPROXIMATE SALES PRICE	\$375,000	\$375,000
MONTHLY PAYMENT (PITI)	\$1,800	\$1,800
TOTAL MONTHLY PAYMENT (PITI)	\$1,800	\$1,800

**Buyer Incentives Available**

**Chad Sayles**  
Listing Broker  
Walzel Properties - Spring  
7133771022



**For Sale** on Market

**\$375,000**

Call 7133771022 Today!

## 809 WHITMAN AVE, GEORGETOWN, TX 78626

### 3 BEDS, 2 FULL & 1 HALF BATH(S)

Impeccably maintained and truly move in ready, this stunning home in highly desirable Carlson Place offers privacy, upgrades, and an exceptional floorplan. Featuring the coveted Sandalwood design by Pulte, it sits on an oversized lot backing to a serene green space, with no backyard neighbors, creating a peaceful, private retreat on a quiet, low traffic street. Inside, you'll find bright, open concept living spaces ideal for both everyday living and entertaining. The home features a dedicated office, an expansive media/bonus room upstairs, and a spacious chef inspired kitchen complete with granite extended island bar and abundant cabinetry. The primary suite is a relaxing escape with a spa like bathroom designed for comfort and luxury. Thoughtful upgrades include a newly installed water softener system and an EV charger. Carlson Place offers a neighborhood pool, playgrounds, and walking trail and paths. Enjoy quick access to Toll 130, IH-35, Round Rock, and Austin. Privacy, upgrades, location! This one is a rare gem.

### GENERAL DESCRIPTION

- Subdivision:** Carlson Place
- Property Type:** Residential Single Family
- Bedrooms:** 3
- Baths:** 2 Full & 1 Half
- Stories:** 2
- Garage:** 2
- Year Built:** 2019
- Building Sqft:** 2,143 / Public Records
- Lotsize:** 6,325
- Maintenance Fee:** \$28 / Monthly
- MLS# / Area:** ABORTX-2046971



**Presented By**  
**Chad Sayles**

Walzel Properties - Spring

7133771022

**Listing Broker**  
**Compass RE Texas, LLC**

809 Whitman Ave, Georgetown, TX 78626

Visit <https://www.har.com/ABORTX-2046971> for more information