



For Sale on Market

\$283,500

Call 7133771022 Today!

## 206 COLLINS AVENUE, SUNDOWN, TX 79372

4 BEDS, 3 FULL BATH(S)

She's getting a new roof and has a \$6500 price reduction. This is your time to be the newest neighbor on one of the best streets in town—Collins Ave. This 4-bedroom, 4 bath home with a 3-car garage is perfectly positioned directly across from Sundown Golf Course, offering beautiful views and a fantastic neighborhood setting. Beyond the location, this home has so much to love. The primary suite is privately tucked away at the back of the home and features a cozy fireplace and an incredible walk-in closet, creating a true retreat. At the front of the home, you'll find two guest bedrooms connected by a Jack-and-Jill bathroom, ideal for family or visitors and another guest bedroom. The main living room features French doors that open to a screened porch overlooking a private backyard—perfect for relaxing or entertaining. The fourth bedroom and fourth bathroom are accessed through the garage and include their own garage space, private fenced yard, and an adorable patio. This area is ideal for guests, aging parents, or a college student. The separation and private access offer excellent potential for future income-producing use, if desired. Additional highlights include abundant indoor and outdoor storage, a laundry room with a sink, an on-site storefront-style storage unit, and a hidden RV parking space. The home is located in the highly sought-after Sundown ISD and has had only two owners—the original owner is even the namesake of Collins Ave. You'll love the character of this home, the mature trees surrounding it, and the opportunity to add your own personal touches. The dining area is

### GENERAL DESCRIPTION

- Property Type:** Single Family
- Bedrooms:** 4
- Baths:** 3 Full
- Style:** Other
- Year Built:** 1994
- Building Sqft:** 2,482 /
- Lotsize:** 16,988
- MLS# / Area:** LAORTX-202601823



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

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Listing Broker

WestMark Companies

Visit <https://www.har.com/LAORTX-202601823> for more information