



Under Contract - Option Pending on Market

\$449,900

Call 7133771022 Today!

809 KIPLING DR, ALLEN, TX 75002

4 BEDS, 2 FULL & 1 HALF BATH(S)

Best deal in the neighborhood! Welcome to this charming 2 story home tucked away on a quiet cul-de-sac street in highly sought-after Allen ISD. This spacious 4-bedroom, 2.5-bath residence offers an open-concept floor plan with 2,482 square feet of comfortable living space. The primary suite is conveniently located downstairs and features built-ins, primary bath with soaking tub and separate shower, dual vanities, and a large walk in closet. The kitchen boasts granite countertops, stainless steel appliances including new gas range, decorative built in shelving that opens seamlessly to the main living area with center fireplace and tons of natural light - ideal for both everyday living and entertaining. Formal dining room for special occasions is roomy and welcomes you upon entry! Upstairs, you'll find a large bonus room perfect for a game room, media room, or additional living space, 3 more very large bedrooms, built-in shelving and full bath. Step outside to a private backyard oasis complete with a sparkling pool, covered cabana, board-on-board fencing, and plenty of room to relax or entertain. An extra-wide driveway with an electric gate provides added parking and privacy, along with a two-car garage. New hot water heater 2025. New oven 2025. New interior doors 2026. 2 of the toilets are new. Tub in upstairs bathroom is new. Some rooms recently painted over past 2 years. Sliding electric driveway gate had motor replaced December 2023. HVAC units are from 2020 and 2021. Located just minutes from Highway 75, Allen Premium Outlets, Watters Creek, shopping, restaurants,

GENERAL DESCRIPTION

- Subdivision:** Heritage Park 4
- Property Type:** Residential - Single Family
- Bedrooms:** 4
 - Baths:** 2 Full & 1 Half
 - Stories:** 2
 - Garage:** 2 / Attached
 - Style:** Traditional
- Year Built:** 1993
- Building Sqft:** 2,482 /
- Lotsize:** 6,098
- MLS# / Area:** NTREIS-21127480



Presented By
Chad Sayles

Walzel Properties - Spring

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Listing Broker
Compass RE Texas, LLC.

Visit <https://www.har.com/NTREIS-21127480> for more information