



Under Contract - Option Pending on Market

\$369,000

Call 972-215-7747 Today!

3102 TOPANGA CANYON DR, CORINTH, TX 76210 4 BEDS, 2 FULL BATH(S)

Stunning one story home nestled in one of the area's most sought after neighborhoods and zoned to highly rated Denton ISD schools including Hawk Elementary, Crownover Middle, and Guyer High. Thoughtfully updated and meticulously maintained, this home offers peace of mind with major improvements including a roof replaced in 2024, HVAC replaced in 2017, updated windows, gas water heater replaced in 2015, plus extended patio, exterior lighting, and enhanced landscaping. Light and bright throughout, the open concept layout is filled with abundant natural light and beautiful hardwood floors with no carpet. The spacious living area features a cozy fireplace and flows seamlessly into the kitchen and dining spaces, creating an ideal setup for both everyday living and entertaining. The centrally located kitchen offers ample cabinetry, an electric cooktop, generous counter space, and a functional layout that opens to the main living areas. A versatile flex room can easily serve as a 4th bedroom, private office, playroom, or guest space, adding flexibility to fit any lifestyle. The private primary suite features a large walk in closet and a well appointed ensuite bath, while secondary bedrooms are comfortably sized. Step outside to enjoy a large backyard with mature trees that provide shade throughout the summer, along with an extended patio perfect for relaxing or entertaining. Located in a safe and welcoming neighborhood with great neighbors and a park just around the corner. Convenient access to I 35 and 2499 puts you just minutes from The Shops at Highland Village, dining,

GENERAL DESCRIPTION

- Subdivision:** Corinthian Palisades Sec Two
- Property Type:** Residential - Single Family
- Bedrooms:** 4
- Baths:** 2 Full
- Stories:** 1
- Garage:** 2 / Attached
- Style:** Traditional
- Year Built:** 2001
- Building Sqft:** 1,762 /
- Lotsize:** 7,405 / PUBREC
- MLS# / Area:** NTREIS-21212920

The
Cannon
Team
The Real Estate Experts

Get in touch
Christie Cannon

972-215-7747

3102 Topanga Canyon Dr, Corinth, TX 76210

Visit <https://www.har.com/NTREIS-21212920> for more information

LPT Realty LLC

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