



For Sale on Market

**\$330,000**

Call 7138840322 Today!

## 809 SUNLIGHT LOOP, PRINCETON, TX 75407

4 BEDS, 3 FULL BATH(S)

Why wait for new construction when this move-in-ready 2024-built home has it all — now? Tucked on a premium corner lot in Ranger Crossing, 809 Sunlight Loop delivers over 2,550 square feet of modern living at a price below its assessed value. With 4 bedrooms, 3 full baths, and a 2-car garage, this thoughtfully designed two-story layout puts the primary suite on the main floor for maximum privacy and convenience. The open-concept kitchen is the heart of the home — featuring a large island, stainless steel appliances, and a seamless flow into the main living area, making it ideal for entertaining or everyday family life. Upstairs, a generous bonus living room gives you the flexibility of a media room, playroom, or home office — whatever your family needs. Step outside to your private wood-fenced backyard on an oversized corner lot, complete with an in-ground sprinkler system to keep things green all year. Community amenities include a swimming pool, playground, and green space. Located in Princeton ISD and just minutes from Lake Lavon and major shopping on Highway 78.

### GENERAL DESCRIPTION

- Subdivision:** Ranger Crossing PH 3
- Property Type:** Residential - Single Family
- Bedrooms:** 4
  - Baths:** 3 Full
  - Stories:** 2
  - Garage:** 2 / Attached
- Year Built:** 2024
- Building Sqft:** 2,557 /
- Lotsize:** 6,578 / PUBREC
- Maintenance Fee:** \$500 / Annually
- MLS# / Area:** NTREIS-21219964



Presented By  
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Visit <https://www.har.com/NTREIS-21219964> for more information