



**For Sale** on Market

# \$495,000

Call 7138840322 Today!

## RESIDENTIAL SINGLE FAMILY, 3 BEDS, 2 FULL BATH(S)

Single story home in the Heart of Shady Hollow. Spacious living area with cozy fireplace and high ceilings- perfect for gatherings! Large eat-in kitchen has a breakfast nook and formal dining room. The formal dining can be used as a flex space for an office or playroom! The primary bedroom features a walk in closet, double vanities and separate tub & shower. Secondary bedrooms with spacious closets conveniently share a hall bath. The backyard patio is perfect for BBQs gatherings while leaving plenty of room for pets & play! New paint throughout the interior. No carpet. Walk to the treasured, Gatling Gun Park, or enjoy the many amenities Shady Hollow has to offer- pool, pickleball & tennis courts, parks, and jogging trails! Zoned to the award winning- Baranoff, Bailey, and Bowie High School. **\*\*SELLER TO REPLACE ROOF\*\***

### GENERAL DESCRIPTION

**Subdivision:** Shady Hollow Sec 06 Ph C

**Property Type:** Residential Single Family

**Bedrooms:** 3

**Baths:** 2 Full

**Stories:** 1

**Garage:** 2

**Year Built:** 1990

**Building Sqft:** 1,655 / Public Records

**Lotsize:** 6,869

**Maintenance Fee:** \$560 / Semi-annually

**MLS# / Area:** ABORTX-4814846



**Presented By**  
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Visit <https://www.har.com/ABORTX-4814846> for more information