# 645 Briar Drive, Lavon, Texas 75166

Property Type: F	Closed Residential	645 Briar Drive Lavon, TX 75166 SubType: Single Family	LP: \$339,402 OLP: \$336,402
		seene anno 1999 ann a' 1997 — 1997 — 1997 INSURED STO 1997 — 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 -	a nya kana kana kana kana kana kata kata kat
			t: \$185.36
		Subdivision: Trails of Lavon County: Collin Lake Nan	1e.
		Country: United States Lse MLS#	
	_	Parcel ID: 645 Briar Plan Dvlp	
1		and the second se	No MUD Dst: No
	· SII Common	Legal: SF 1182 Plan C401D	
		Unexmpt Tx: PID:Yes	
		Beds: 3 Tot Bth: 2 Liv Area: 2	
11		Fireplc: 0 Full Bath: 2 Din Area: 2	
		Half Bath: 0 Adult Comm	
159	A STATISTICS	Smart Home App/Pwd: Yes	
	The second second		
Caller .		-	N-215
	1/Builder	Hdcp Am: No Garage:	Yes/2
Appraisr: Yr Built: 2024	May Construction Incomplete	Horses?: Attch Gar: Prop Attached: No # Carport	
Lot Dimen:	4/New Construction - Incomplete	Acres: 0,120 Cov Prk:	2
Subdivide?: No		Gar Size:	20x20
	datory	HOA Co: Neighborhood Management, Inc.	
HOA Dues: \$650		Phone: 972- 359-1548	
HOA Mgmt Email		HOA Website:	
		School Information	
School Dist:	Community ISD	the second se	
		dle: Leland Edge High: Comm	iunity
		Rooms	
Room D	imen / Lvl Features	Room Dimen / Lvl Featu	res
	4 x 13 / 1	Living Room 15 x 15 / 1	- 22
Primary			
Dining Room 2	1 × 15 / 1	Bedroom 10 × 11 / 1	
Office 1	3 × 12 / 1	Bedroom 10 × 11 / 1	
Bedroom 1	0 × 11 / 1		
		General Information	
Housing Type:	Single Detached	Fireplace Type:	22 MB 1
Style of House:	Traditional	Flooring: Carpet, Ceramic Ti	le, Luxury Vinyl Plank
Lot Size/Acres:	Less Than .5 Acre (not Zero)	Levels: 1	
Soil:		Type of Fence: Metal, Wood	
Heating:	Heat Pump	Cooling:	
Roof:	Composition	Accessible Ft:	
Construction:	Brick, Rock/Stone, Siding	Patio/Porch:	
Basement: Possession:	No Clasing (Funding	Listing Terms: Cash, Conventiona	I, FHA, VA Loan
0358551011;	Closing/Funding	Features	
Appliances:		op, Gas Oven, Microwave, Plumbed For Gas in Kitchen,	Tankless Water Heater,
Interior Feat:	Vented Exhaust Fan Cable TV Available High Speed I	nternet Available, Smart Home System	
Park/Garage:	Garage, Garage Door Opener	restrict Available, Smart Hollie System	
Street/Utilities:		ty Mailbox, Individual Gas Meter, Individual Water Mete	r, Sidewalk, Underground
	Utilities		
Common Feat:	Community Pool, Greenbelt, Park	, Playground	
HOA Includes:		e Grounds, Maintenance Structure, Management Fees	
Restrictions:	None		
		Environmental Information	
	ow-Flow Fixtures	Wall	k Score:
	hermostat		
		Remarks	
Features: T			and the standard from the second
Features: T Property		Remarks available by Nov 2024! A private study in the Oleander vhite-toned quartz countertops, beige tone EVP flooring	

Public Driving Directions: Private Rmks:	many business bills—they allo efficient featur From I-30 E, e N Goliad St. H turn left onto BRAND NEW e	s centers. Each energy-efficie w your family to live better a 'es designed to help you eng' xit John King Blvd and head ead north 1.8 miles and then Cedar Ave. The models will be nergy - efficient home Nov 20 home agreement, includes ex	nt home also come nd breathe easier 1 y more savings, be north. Continue ah take a left onto CC e ahead on the left 024! Open daily 10	s with features that go co.* Each of our homes tter health, real comfor ead 5.3 miles and then 0 RD 485 Lavon Trails Pl - -6pm, except Sun 12-6 warranty. Buyer incent	turn right unto State Hwy 205 N kwy. Continue ahead and then pm. Seller to write contract on
Loan Type: T Pmt Type: Seller Concessi	reat As Clear	Bal: Lender:		Payment: Orig Date:	2nd Mortg: No
		Agent	/Office Informat	ion	
CDOM: 41 List Type: Exclu	isive Right To Se	DOM: 41		LD: 10/03	3/2024 XD:
LO Addr: 19 List Agt: Pa LA Email: Co LA Website: M	30 Texas Oak atrick Mcgrath Intact.dfw@mer ww.meritageho ww.meritagehor		070	LA Cell: LA Othr: LO Sprvs: Patrick Mc 4961	Brk Lic:     9001276       @meritagehomes.com     LA Fax:       LA/LA2 Texting:     grath (0434432) 972-512-       ss Waters Blvd     972-580-6470
		Sho	wing Information	1	
Occupancy: V	lone acant ourtesy Ca <mark>ll</mark> (Ap	Appt: Keybox Type: bpt Svc Only)	972-512-4961 None <b>Open House:</b>	Owner Name: Seller Type:	Meritage Homes Builder
		So	ld Information		
Contract Date: Sir Paid:	11/13/2024 \$5,000	Opt Exp Date:	Closed Date Cls\$/Acre:	: 12/09/2024 \$2,708,333.33	Close Price: \$325,000 Cls\$/Lot SF:\$62.17
	on-Mis Member No	00NM) 999-999-9999 (99999999)	BA EI	nail: <u>customercaregro</u>	Cls\$/SqFt: \$177.50



### 659 Briar Drive, Lavon, Texas 75166

MLS#: 2073437 Property Type:		659 Briar Drive Lavon, TX 75166 SubType: Single Family	LP: \$358,957 OLP: \$358,957
Ó		Subdivision:   Trails of Lavon     County:   Collin   Lake Nar     Country:   United States   Lse MLSe     Parcel ID:   659 Briar   Plan Dvl     Lot:   35   Block:   MultiProf     Legal:   SF 1181 Plan C403G   Count   MultiProf	#:
		Unexmpt Tx: PID:Yes Beds: 4 Tot Bth: 3 Liv Area: Fireplc: 0 Full Bath: 3 Din Area: Half Bath: 0 Adult Comm Smart Home App/Pwd: Yes	1 Pool: No
Appraisr:	059/Builder 24/New Construction - Complete	Hdcp Am: No Garage:   Horses?: Attch Gar   Prop Attached: No # Carport   Acres: 0.120 Cov Prk:	
Subdivide?: No HOA: Ma HOA Dues: \$6 HOA Mgmt Ema	ndatory 50/Annually	Gar Size: HOA Co: Neighborhood Management, Inc. Phone: 972- 359-1548 HOA Website: School Information	20x20
School Dist: Elementary:	Community ISD Mary Lou Dodson Mid	Idle: Leland Edge High: Comr Rooms	nunity
Bedroom- Primary Bedroom Living Room	Dimen / Lvl Features 15 × 14 / 1 12 × 11 / 1 12 × 20 / 1 12 × 11 / 1	Room Bedroom     Dimen / Lvl 12 × 11 / 1     Feature       Bedroom     12 × 11 / 1     1       Dining Room     14 × 12 / 1     1	<u>ires</u>
seuroom	12 × 11 / 1	General Information	
Housing Type: Style of House: Lot Size/Acres: Soil: Heating: Roof: Construction: Basement: Possession:		Fireplace Type: Flooring: Carpet, Ceramic T Levels: 1 Type of Fence: Metal, Wood Cooling: Accessible Ft: Patio/Porch: Listing Terms: Cash, Convention: Features	ile, Luxury Vinyl Plank al, FHA, VA Loan
Appliances: Interior Feat: Park/Garage: Street/Utilities Common Feat: HOA Includes: Restrictions:	Vented Exhaust Fan Cable TV Available, High Speed I Garage, Garage Door Opener : City Sewer, City Water, Commun Utilities Community Pool, Greenbelt, Parl	op, Gas Oven, Microwave, Plumbed For Gas in Kitchen, Internet Available, Smart Home System ity Mailbox, Individual Gas Meter, Individual Water Meter k, Playground e Grounds, Maintenance Structure, Management Fees Environmental Information	
Water Feat:	Low-Flow Fixtures	Wa	k Score:
Features:	Thermostat	1 - 11 0 550	
1		Remarks	
Property Description:	covered back patio.Umber cabinet	available by Nov 2024! The spacious living area flows s s with sparkly white quartz countertops, grey-brown EV rificing city amenities. Spend evenings poolside loungin	/P flooring with textured be



Public Driving Directions: Private Rmks:	commute to m save on utility innovative, en mind. From I-30 E, e N Goliad St. H turn left onto BRAND NEW e	any business centers. Each e bills—they allow your family l ergy-efficient features design wit John King Blvd and head r ead north 1.8 miles and then Cedar Ave. The models will be nergy - efficient home Nov 20 home agreement, includes ex	nergy-efficient hor to live better and to ad to help you enjourn north. Continue ah take a left onto CC a ahead on the left 024! Open daily 10	ne also com preathe eas by more sav ead 5.3 mil D RD 485 La -6pm, exce warranty.	es with featu ier too.* Eacl rings, better es and then t avon Trails Pk pt Sun 12-6p	health, real comfort and peace o turn right unto State Hwy 205 N kwy. Continue ahead and then pm. Seller to write contract on
Loan Type: T Pmt Type: Seller Concessi	reat As Clear	Bal: Lender:		Paymen Orig Dat		2nd Mortg: No
		Agent	/Office Informat	ion		
CDOM: 5 List Type: Exclu	usive Right To Se	DOM: 5 ell			LD: 10/03	3/2024 XD:
LO Addr: 19 List Agt: Pa LA Email: Co LA Website: M	530 Texas Oak atrick Mcgrath ontact.dfw@mer www.meritageho		070	LO Fax: LO Email: LA Cell: LA Othr: LO Sprvs:		90 Brk Lic: 9001276 @meritagehomes.com LA Fax: LA/LA2 Texting: grath (0434432) 972-512-
Off Web: <u>w</u> Pref Title Co: C	ww.meritagehor Carefree Title	nes.com		Location:	8840 Cypres	ss Waters Blvd 972-580-6470
		Shov	ving Information	1		
Call: Keybox #: 0 Show Instr: Show Srvc: N	lone	Appt: Keybox Type:	972-512-4961 None		ner Name: ler Type:	Meritage Homes Builder
	/acant Courtesy Call (Ap		Open House: ld Information			
Contract Date: Sir Paid:	10/08/2024 \$5,471	Opt Exp Date:	Closed Date Cls\$/Acre:	: 11/19/2 \$2,941,		Close Price: \$352,972 Cls\$/Lot SF:\$67.53
Buyer Agt: H Buyer Team: Third Party AP:	long Luu (07228	⊻ (FSTM01) 214-868-0707 38) 267-736-9188	BA Er		realty@omai	Cls\$/SqFt: \$171.43 il.com



### 653 Moonlight Place, Lavon, Texas 75166

	<u>653 Moonlight Pla</u> SubType:	<u>ce Lavon, TX 75166</u> Single Family	LP: \$374,900 OLP: \$369,900
	Also For Lease: N Subdivision: Trails of I County: Collin Country: United SI Parcel ID: <u>653 Moo</u> Lot: Block: Legal: Unexmpt Tx: SpcI Tax Auth: Yes	Lavon Lake Nam tates Lse MLS# Plan Dvlpr MultiPrcl: PID:No	
	Fireplc: 0 Full	Bth: 3 Liv Area: 1   I Bath: 3 Din Area: 0   f Bath: 0 Adult Communication   d: No	
SqFt: 2,164/Plans	Hdcp Am: No	Garage:	Yes/2
Appraisr: Yr Built: 2024/New Construction - Complete Lot Dimen:	Horses?: Prop Attached: No Acres: 0.138	Attch Gar: # Carport: Cov Prk:	0
Subdivide?: No	Acres: 0.138	Gar Size:	2 20x20
HOA: Mandatory HOA Dues: \$650/Annually HOA Mgmt Email:		orhood Management, Inc 159-1548 1	
School Dist: Community ISD Elementary: Nesmith Mic	dle: Leland Edge Rooms	High: Comm	inity
Dimen / Lvl     Features       Living Room     19 × 15 / 1       Kitchen     10 × 18 / 1     Built-in Cabinets, I	a (1)	om <u>Dimen / Lvl</u> <u>Featur</u> 19 × 11 / 1 16 × 13 / 1	<u>es</u>
Bedroom 13 x 11 / 1	Primary Bedroom	10 × 13 / 1	
Bedroom 11 × 14 / 1	Office	7 x 7 / 1	
Utility Room 6 x 7 / 1	General Informatio	n	
Housing Type: Single Detached	Fireplace	e Type:	
Style of House: Contemporary/Modern, Southwe			ile
Lot Size/Acres: Less Than .5 Acre (not Zero) Soil:	Levels: Type of F	1 Fence: Wood	
		Ceiling Fan(s), Cent	ral Air, ENERGY STAR
		Qualified Equipmen	
Heating: Central, ENERGY STAR Qualified Roof: Composition	Accessib		
Heating: Central, ENERGY STAR Qualified Roof: Composition Construction: Brick, Siding	Patio/Po	le Ft: rch: Covered	[
Heating: Central, ENERGY STAR Qualified Roof: Composition Construction: Brick, Siding Foundation: Slab		le Ft: rch: Covered lotes:	
Heating:     Central, ENERGY STAR Qualified       Roof:     Composition       Construction:     Brick, Siding       Foundation:     Slab       Basement:     No	Patio/Po Special N	le Ft: rch: Covered lotes:	
Heating:     Central, ENERGY STAR Qualified       Roof:     Composition       Construction:     Brick, Siding       Foundation:     Slab       Basement:     No       Possession:     Closing/Funding	Patio/Po Special M Listing To Features	le Ft: rch: Covered Jotes: erms:	
Heating:   Central, ENERGY STAR Qualified     Roof:   Composition     Construction:   Brick, Siding     Foundation:   Slab     Basement:   No     Possession:   Closing/Funding     Appliances:   Disposal, Electric Oven, Gas Coo     Laundry Feat:   Dryer - Electric Hookup, Washer	Patio/Po Special M Listing To Features (top, Microwave, Tankless	le Ft: rch: Covered Jotes: erms:	
Heating:   Central, ENERGY STAR Qualified     Roof:   Composition     Construction:   Brick, Siding     Foundation:   Slab     Basement:   No     Possession:   Closing/Funding     Appliances:   Disposal, Electric Oven, Gas Coo     Laundry Feat:   Oryer - Electric Hookup, Washer     Interior Feat:   Open Floorplan, Other	Patio/Po Special N Listing Tr Features (top, Microwave, Tankless M Hookup	le Ft: rch: Covered Jotes: erms:	
Heating:   Central, ENERGY STAR Qualified     Roof:   Composition     Construction:   Brick, Siding     Foundation:   Slab     Basement:   No     Possession:   Closing/Funding     Appliances:   Disposal, Electric Oven, Gas Coo     Laundry Feat:   Dryer - Electric Hookup, Washer     Interior Feat:   Open Floorplan, Other     Exterior Feat:   Gray Water System, Rain Gutter	Patio/Po Special N Listing To Features ktop, Microwave, Tankless Hookup s, Lighting	le Ft: rch: Covered Jotes: erms:	
Heating:   Central, ENERGY STAR Qualified     Roof:   Composition     Construction:   Brick, Siding     Foundation:   Slab     Basement:   No     Possession:   Closing/Funding     Appliances:   Disposal, Electric Oven, Gas Coo     Laundry Feat:   Dryer - Electric Hookup, Washer     Interior Feat:   Gray Water System, Rain Gutter     Park/Garage:   Garage Faces Front, Garage Sing	Patio/Po Special N Listing Tr Features ktop, Microwave, Tankless Hookup s, Lighting le Door	le Ft: rch: Covered Jotes: erms:	
Heating:   Central, ENERGY STAR Qualified     Roof:   Composition     Construction:   Brick, Siding     Foundation:   Slab     Basement:   No     Possession:   Closing/Funding     Appliances:   Disposal, Electric Oven, Gas Coo     Laundry Feat:   Open Floorplan, Other     Exterior Feat:   Gray Water System, Rain Gutter     Park/Garage:   Garage Faces Front, Garage Sing     Lot Description:   Subdivision	Patio/Po Special N Listing Tr Features ktop, Microwave, Tankless N Hookup s, Lighting le Door dewalk, Other	le Ft: rch: Covered Jotes: erms:	
Heating:   Central, ENERGY STAR Qualified     Roof:   Composition     Construction:   Brick, Siding     Foundation:   Slab     Basement:   No     Possession:   Closing/Funding     Appliances:   Disposal, Electric Oven, Gas Coo     Laundry Feat:   Oryer - Electric Hookup, Washer     Interior Feat:   Gray Water System, Rain Gutter     Park/Garage:   City Sewer, City Water, Curbs, Si     Lot Description:   Subdivision     Common Feat:   Community Pool, Greenbelt, Play	Patio/Po Special N Listing To Features ktop, Microwave, Tankless N Hookup s, Lighting le Door dewalk, Other ground	le Ft: rch: Covered Jotes: erms:	
Heating:   Central, ENERGY STAR Qualified     Roof:   Composition     Construction:   Brick, Siding     Foundation:   Slab     Basement:   No     Possession:   Closing/Funding     Appliances:   Disposal, Electric Oven, Gas Coo     Laundry Feat:   Open Floorplan, Other     Exterior Feat:   Gray Water System, Rain Gutter     Park/Garage:   City Sewer, City Water, Curbs, Si     Lot Description:   Subdivision     Common Feat:   Community Pool, Greenbelt, Play	Patio/Po Special N Listing To Features ktop, Microwave, Tankless N Hookup s, Lighting le Door dewalk, Other ground	le Ft: rch: Covered Jotes: erms: Water Heater	
Heating:   Central, ENERGY STAR Qualified     Roof:   Composition     Construction:   Brick, Siding     Foundation:   Slab     Basement:   No     Possession:   Closing/Funding     Appliances:   Disposal, Electric Oven, Gas Coo     Laundry Feat:   Open Floorplan, Other     Exterior Feat:   Gray Water System, Rain Gutter     Park/Garage:   Garage Faces Front, Garage Sing     Street/Utilities:   City Sewer, City Water, Curbs, Si     Lot Description:   Subdivision     Common Feat:   Community Pool, Greenbelt, Play	Patio/Po Special N Listing Tr Features ktop, Microwave, Tankless N Hookup s, Lighting le Door dewalk, Other ground , Management Fees Environmental Informa	le Ft: rch: Covered Jotes: erms: Water Heater	Score:





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Public Drivir Directions: Private Rmk	placed features m through oversized encourages creati Family life is cent additional bedroor From George Busl 205. A left on Co which will bring y S: LIMITED SERVICE	ake the Oscar a blockbus windows in your primary vity and offers an escape ered in the great room wi ms located near the front h Turnpike, take State Hig Rd 485 will lead you to th ou to our Sales Center on LISTING: Buyer verifies ohysignaturehomes.com.	ter design you'll lov suite. Just around to the back patio o th a cozy family roc of the house are p hway 78 N and foll e entrance of the c your left at 1126 Y	e coming home to. Sa the corner is your hor r the ultra-modern kit om, chic dining area a ivate, quiet and serer ow it to Lavon, where ommunity. Proceed ar ucca Av nfo. Use Bldr contract	ions and an abundance of well- ay hello to the sun as it streams me office, an inviting space that tchen when it's time for a break. nd an ultra-modern kitchen. Three ne. you will take a R to State Highway id make a Right onto Yucca Ave, . Plan: Oscar. Email contact:	
Loan Type:	Treat As Clear	Bal:		Payment:		
Pmt Type:	Noterio ciota	Lender:		Orig Date:	2nd Mortg: No	
Seller Conce	ssions:					
		Agent	t/Office Informat	ion		
CDOM: 22	al al an	DOM: 22		LD: 11/	04/2024 <b>XD:</b>	
State of the second second	xclusive Agency				nt the strength	
List Off: LO Addr:		UAR02) 888-872-6006 rkway #202 Dallas, Tex		LO Fax: 214-526- LO Email:	B211 Brk Lic: 0437572	
List Agt:		6651) 888-872-6006		LA Cell:	LA Fax:	
LA Email:	caballero@homesusa			LA Othr:	LA/LA2 Texting:	
	http://guickfinder.ho			LO Sprvs: Ben Caballero (0096651) 888-		
Off Web:					,,	
Pref Title Co	: Green Brick Title			Location: 2805 Dall	as Pkwy, Plano, TX (469) 573-6757	
		Sho	wing Information	í.		
Call:	Builder	Appt:	(469) 833-2464		e: Trophy Signature Homes	
Keybox #:	0	Keybox Type:		Seller Type:		
			edule a tour at Trail	s of Lavon, please con	ome is under construction. For your nplete the form here: https: high traffic volume, we	
Show Instr:	trophysignaturehom recommend scheduli Avenue, Lavon, TX 7	es.com-appointments-tou ing an appointment. For n '5166. Email contact: trail	nore information ca	ll (469) 833 - 2464 oi	visit the sales office at 1126 Yucca	
Show Instr: Show Srvc:	trophysignaturehom recommend scheduli Avenue, Lavon, TX 7 None	ing an appointment. For n	nore information ca soflavon@trophysig	ll (469) 833 - 2464 oi		
Show Instr: Show Srvc: Occupancy:	trophysignaturehom- recommend scheduli Avenue, Lavon, TX 7 None Vacant	ing an appointment. For n	nore information ca	ll (469) 833 - 2464 oi		
Show Instr: Show Srvc: Occupancy:	trophysignaturehom recommend scheduli Avenue, Lavon, TX 7 None	ing an appointment. For n 5166. Email contact: trail	nore information ca soflavon@trophysig	ll (469) 833 - 2464 oi		
Show Instr: Show Srvc: Occupancy: Showing:	trophysignaturehom recommend scheduli Avenue, Lavon, TX 7 None Vacant Special	ing an appointment. For n 5166. Email contact: trail	nore information ca soflavon@trophysig Open House:	II (469) 833 - 2464 oi gnaturehomes.com		
Show Instr: Show Srvc: Occupancy: Showing: Contract Dat	trophysignaturehom recommend scheduli Avenue, Lavon, TX 7 None Vacant Special	ng an appointment. For n '5166. Email contact: trail Sc	nore information ca soflavon@trophysig Open House: old Information	II (469) 833 - 2464 oi gnaturehomes.com	visit the sales office at 1126 Yucca	
Show Instr: Show Srvc: Occupancy: Showing: Contract Dat Sir Paid: Buyer Off:	trophysignaturehom recommend scheduli Avenue, Lavon, TX 7 None Vacant Special te: 11/26/2024 O \$10,000 Fathom Realty (FATH	ng an appointment. For n 5166. Email contact: trail Sc pt Exp Date: 101) 888-455-6040	nore information ca soflavon@trophysig Open House: old Information Closed Date Cls\$/Acre:	II (469) 833 - 2464 or inaturehomes.com : 12/20/2024 \$2,680,434.78	Close Price: \$369,900 Cls\$/Lot SF:\$61.53 Cls\$/SqFt: \$170.93	
Show Instr: Show Srvc: Occupancy: Showing: Contract Dai SIr Paid: Buyer Off: Buyer Agt:	trophysignaturehom recommend scheduli Avenue, Lavon, TX 7 None Vacant Special te: 11/26/2024 O \$10,000 Eathom Realty (FATH Rebecca Hausmann	ng an appointment. For n 5166. Email contact: trail Sc pt Exp Date:	nore information ca soflavon@trophysig Open House: old Information Closed Date Cls\$/Acre:	II (469) 833 - 2464 or gnaturehomes.com : 12/20/2024	Close Price: \$369,900 Clos\$/Lot SF: \$61.53 Cls\$/SqFt: \$170.93 chomes@gmail.com	
Show Instr: Show Srvc: Occupancy: Showing: Contract Dat SIr Paid: Buyer Off: Buyer Agt Si	trophysignaturehom- recommend scheduli Avenue, Lavon, TX 7 None Vacant Special te: 11/26/2024 O \$10,000 Fathom Realty (FATH Rebecca Hausmann f upervisor:	ng an appointment. For n 5166. Email contact: trail Sc pt Exp Date: 101) 888-455-6040	nore information ca soflavon@trophysig Open House: old Information Closed Date Cls\$/Acre:	II (469) 833 - 2464 or inaturehomes.com : 12/20/2024 \$2,680,434.78	Close Price: \$369,900 Cls\$/Lot SF:\$61.53 Cls\$/SqFt: \$170.93	
Show Instr: Show Srvc: Occupancy: Showing: Contract Dat SIr Paid: Buyer Off: Buyer Agt Si Buyer Agt Si Buyer Team	trophysignaturehom recommend scheduli Avenue, Lavon, TX 7 None Vacant Special te: 11/26/2024 O \$10,000 Eathom Realty (FATH Rebecca Hausmann ( upervisor:	ng an appointment. For n 5166. Email contact: trail 500 500 500 500 500 500 500 500 500 50	nore information ca soflavon@trophysig Open House: old Information Closed Date Cls\$/Acre: BA Er	II (469) 833 - 2464 or inaturehomes.com : 12/20/2024 \$2,680,434.78 mail: <u>beccahausmann</u>	Close Price: \$369,900 Clos\$/Lot SF:\$61.53 Cls\$/SqFt: \$170.93 homes@gmail.com BA/BA2 Texting: Yes No	
Show Instr: Show Srvc: Occupancy: Showing: Contract Dat SIr Paid: Buyer Off: Buyer Agt Si Buyer Agt Si Buyer Team	trophysignaturehom recommend scheduli Avenue, Lavon, TX 7 None Vacant Special te: 11/26/2024 O \$10,000 Fathom Realty (FATH Rebecca Hausmann ( upervisor: Co: Green Brick Title	ng an appointment. For n 5166. Email contact: trail 500 500 500 500 500 500 500 500 500 50	nore information ca soflavon@trophysig Open House: old Information Closed Date Cls\$/Acre: BA Er	II (469) 833 - 2464 or inaturehomes.com : 12/20/2024 \$2,680,434.78	Close Price: \$369,900 Clos\$/Lot SF: \$61.53 Cls\$/SqFt: \$170.93 homes@gmail.com BA/BA2 Texting: Yes No	



### 679 Briar Drive, Lavon, Texas 75166

Property Type: Residential	679 Briar Drive Lavon, TX 75166     LP:     \$342,323       SubType:     Single Family     OLP:     \$342,323
	Also For Lease: N Lst \$/SqFt: \$186.76 Subdivision: Trails of Lavon County: Collin Lake Name: County: United States Lse MLS#: Parcel ID: NA Plan Dvlpm: Lot: 33 Block: MultiPrcl: No MUD Dst: No Legal: SF 1179 Plan C401E Unexmpt Tx: PID:No
	Beds:   3   Tot Bth:   2   Liv Area:   2     Fireplc:   0   Full Bath:   2   Din Area:   1   Pool:   No     Half Bath:   0   Adult Community:   No     Smart Home App/Pwd:   Yes
SqFt: 1,833/Builder Appraisr: Yr Built: 2024/New Construction - In Lot Dimen: Subdivide?: No HOA: Mandatory	Hdcp Am: No Garage: Yes/2   Horses?: Attch Gar: Yes   ncomplete Prop Attached: No # Carport: 0   Acres: 0.120 Cov Prk: 2   Gar Size: 20x20   HOA Co: Neighborhood Management, Inc.
HOA Dues: \$650/Annually HOA Mgmt Email:	Phone: 972-359-1548 HOA Website: School Information
School Dist: Community ISD Elementary: Mary Lou Dodson	Middle: Leland Edge High: Community Rooms
Room <u>Dimen / Lvl</u> <u>Feature</u> Bedroom- 14 x 13 / 1 Primary	es Room Dimen / Lvl Features Living Room 15 × 15 / 1
Dining Room     21 × 15 / 1       Office     13 × 12 / 1       Bedroom     10 × 11 / 1	Bedroom     10 × 11 / 1       Bedroom     10 × 11 / 1
	General Information
Housing Type: Single Detached Style of House: Traditional Lot Size/Acres: Less Than .5 Acre (nol Soil: Heating: Heat Pump Roof: Construction: Brick, Rock/Stone, Sid	Type of Fence: Metal, Wood Cooling: Accessible Ft:
Basement: No Possession: Closing/Funding	Listing Terms: Cash, Conventional, FHA, VA Loan Features
Vented Exhaust Fan Interior Feat: Cable TV Available, Hin Park/Garage: Garage, Garage Door	r, Community Mailbox, Individual Gas Meter, Individual Water Meter, Sidewalk, Underground enbelt, Park, Playground
HOA Includes: Full Use of Facilities, M	Maintenance Grounds, Maintenance Structure, Management Fees Environmental Information
Common Feat: Community Pool, Gree HOA Includes: Full Use of Facilities, M Restrictions: None	
Common Feat: Community Pool, Gree HOA Includes: Full Use of Facilities, M Restrictions: None	Environmental Information

cabanas or at the playground with the kids. Trails of Lavon is located less than an hour from Dallas, simplifying the commute to many business centers. Each energy-efficient home also comes with features that go beyond helping you save on utility bills-they allow your family to live better and breathe easier too.\* Each of our homes is built with innovative, energy-efficient features designed to help you enjoy more savings, better health, real comfort and peace of mind. Public Driving From I-30 E, exit John King Blvd and head north. Continue ahead 5.3 miles and then turn right unto State Hwy 205 N Directions: N Goliad St. Head north 1.8 miles and then take a left onto CO RD 485 Lavon Trails Pkwy. Continue ahead and then turn left onto Cedar Ave. The models will be ahead on the left. Private Rmks: BRAND NEW energy - efficient home Nov 2024! Open daily 10-6pm, except Sun 12-6pm. Seller to write contract on Meritage new home agreement, includes expansive new home warranty. Buyer incentive with MTH Mortgage. Financial Information Loan Type: Treat As Clear Bal: Payment: Pmt Type: Lender: Orig Date: 2nd Mortg: No Seller Concessions: Agent/Office Information CDOM: 302 DOM: 0 LD: 10/03/2024 XD: List Type: Exclusive Right To Sell List Off: Brk Lic: 9001276 Meritage Homes Realty (MERTG01) 972-512-4961 LO Fax: 830-885-2390 LO Email: Contact.dfw@meritagehomes.com LO Addr: 1530 Texas Oaks Spring Branch, Texas 78070 Patrick Mcgrath (0434432) 972-512-4961 List Agt: LA Cell: LA Fax: LA/LA2 Texting: LA Email: Contact.dfw@meritagehomes.com LA Othr: LO Sprvs: Patrick Mcgrath (0434432) 972-512-4961 LA Website: www.meritagehomes.com Off Web: www.meritagehomes.com Pref Title Co: Carefree Title Location: 8840 Cypress Waters Blvd 972-580-6470 Showing Information Call: Appt: 972-512-4961 Owner Name: Meritage Homes Keybox #: Keybox Type: None Seller Type: Builder 0 Show Instr: Show Srvc: None Occupancy: Vacant **Open House:** Showing: Courtesy Call (Appt Svc Only) Sold Information Contract Date: 10/03/2024 **Opt Exp Date:** Closed Date: 11/15/2024 Close Price: \$335,000 Cls\$/Lot SF:\$64.09 SIr Paid: \$20,000 Cls\$/Acre: \$2,791,666.67 Buver Off: Cls\$/SqFt: \$182.76 NON MLS (NMLS00NM) 999-999-9999 Buyer Agt: Non-Mis Member (99999999) BA Email: customercaregroup@ntreis.net Buyer Team: Third Party AP: No **Buyer Financing: VA** 



# 677 Moonlight Place, Lavon, Texas 75166

Bedroom   11 × 11 / 1     Utility Room   5 × 10 / 1     Housing Type:   Single Detached     Style of House:   Contemporary/Modern, Sc     Lot Size/Acres:   Less Than .5 Acre (not Ze     Soil:   Heating:   Central, ENERGY STAR Qu     Roof:   Composition     Construction:   Brick, Siding     Foundation:   Slab     Basement:   No     Possession:   Closing/Funding     Appliances:   Disposal, Electric Oven, G.     Laundry Feat:   Dryer - Electric Hookup, W     Open Floorplan, Other   Open Floorplan, Other	Also For Lease: N   Lst \$/SqFt: \$181.68     Subdivision: Trails of Lavon   Lake Name:     County:   Collin   Lake Name:     County:   United States   Plan Dvlpm: Trails of Lavon     MultiPrcl:   No   MultiPrcl: No     Beds:   3   Tot Bth: 2   Liv Area: 1     Unexmpt Tx:   PID:No   Pool: No     Half Bath: 0   Smart Home App/Pwd: No   Adult Community: No     Hdcp Am:   No   Garage: Yes/2     Horses?:   Prop Attached: No   # Carport: 0     Ares:   0.138   Gar Size: 20x20
Appraisr: Yr Built:   2024/New Construction - Complete Subdivide?: No     Lot Dimen:   Mandatory     HOA:   Mandatory     HOA Dues:   \$650/Annually     HOA Mgmt Email:   School Dist:     School Dist:   Community ISD     Elementary:   Nesmith     Room   Dimen / Lvl   Features     Living Room   14 × 20 / 1   Built-in Cabi     Bedroom   11 × 11 / 1   School Fyze/Acres:     Lot Size/Acres:   Single Detached     Style of House:   Contemporary/Modern, School Zer Construction:     Foundation:   Slab     Basement:   No     Possession:   Closing/Funding     Appliances:   Disposal, Electric Oven, G.     Laundry Feat:   Dryer - Electric Hookup, W     Open Floorplan, Other   Dryer - Electric Hookup, W	Horses?: Attch Gar: Yes lete Prop Attached:No # Carport: 0 Acres: 0.138 Cov Prk: 2
Elementary:   Nesmith     Room   Dimen / Lvl   Features     Living Room   14 × 20 / 1   Built-in Cabi     Kitchen   19 × 10 / 1   Built-in Cabi     Bedroom   11 × 11 / 1   Dimen / Lvl     Bedroom   11 × 11 / 1   Built-in Cabi     Bedroom   11 × 11 / 1   Dimen / Lvl     Housing Type:   Single Detached   Contemporary/Modern, Sc     Style of House:   Contemporary/Modern, Sc     Lot Size/Acres:   Less Than .5 Acre (not Ze     Soil:   Heating:   Central, ENERGY STAR Qu     Roof:   Composition     Construction:   Brick, Siding     Foundation:   Slab     Basement:   No     Possession:   Closing/Funding     Appliances:   Disposal, Electric Oven, G     Laundry Feat:   Dryer - Electric Hookup, W     Open Floorplan, Other   Dryer - Plactric Hookup, W	HOA Co: Neighborhood Management, Inc Phone: (972) 359-1548 HOA Website: School Information
Living Room 14 × 20 / 1 Kitchen 19 × 10 / 1 Built-in Cabi Bedroom 11 × 11 / 1 Utility Room 5 × 10 / 1 Housing Type: Single Detached Style of House: Contemporary/Modern, Sc Lot Size/Acres: Less Than .5 Acre (not Ze Soil: Heating: Central, ENERGY STAR Qu Roof: Composition Construction: Brick, Siding Foundation: Slab Basement: No Possession: Closing/Funding Appliances: Disposal, Electric Oven, G Laundry Feat: Disposal, Electric Hookup, W Open Floorplan, Other	Middle: Leland Edge High: Community Rooms
Style of House:   Contemporary/Modern, Sc     Lot Size/Acres:   Less Than .5 Acre (not Ze     Soil:   Heating:     Heating:   Central, ENERGY STAR Qu     Roof:   Composition     Foundation:   Blab     Basement:   No     Possession:   Closing/Funding     Appliances:   Disposal, Electric Oven, G     Laundry Feat:   Dryer - Electric Hookup, W     Open Floorplan, Other   Open Floorplan, Other	Room Dimen / Lvl Features   Dining Room 10 × 14 / 1   inets, Pantry Bedroom- 13 × 15 / 1   Primary Bedroom 13 × 10 / 1
Laundry Feat: Dryer - Electric Hookup, W Interior Feat: Open Floorplan, Other	Fireplace Type: buthwestern Flooring: Carpet, Laminate, Tile ro) Levels: 1 Type of Fence: Wood
Park/Garage: Garage Single Door Street/Utilities: City Sewer, City Water, Cu Lot Description: Subdivision Common Feat: Community Pool, Greenbe	as Cooktop, Microwave, Tankless Water Heater Vasher Hookup Gutters, Lighting ırbs, Sidewalk, Other
Water Feat: Low-Flow Fixtures Features: Appliances, HVAC, Insulation	



Property Description: Public Drivin Directions: Private Rmks	needs, the Heismar and family room. Ir capacity is another in the garagel g From George Bush 205. A left on Co R which will bring you s: LIMITED SERVICE I	i is a unique plan. The m wite the team for an afte feature, with a walk-in p Turnpike, take State Hig d 485 will lead you to the to our Sales Center on	ain living area is exp er-party - the room of pantry, large utility ro hway 78 N and follow e entrance of the cor your left at 1126 Yuo	pansive, encompassing t pasily adapts to your nee pom, walk-in closet in th w it to Lavon, where you mmunity. Proceed and m cca Av	d to accommodate everyone's the island kitchen, dining area ads. Outstanding storage e primary suite and extra space will take a R to State Highway hake a Right onto Yucca Ave, m: Heisman. Email contact:
	Canobilavoneuopi		ncial Information		
Loan Type: Pmt Type: Seller Conces	Treat As Clear	Bal: Lender:		Payment: Orig Date:	2nd Mortg: No
		Agent	/Office Informatio	n	
CDOM: 18 List Type: E>	clusive Agency	DOM: 18		LD: 07/16/2	2024 <b>XD:</b>
Off Web:		m	as 75248 Lu Lu Lu Lu		Brk Lic: 0437572 LA Fax: LA/LA2 Texting: to (0096651) 888-872-6006 kwy, Plano, TX (469) 573-6757
		Show	wing Information		
Call: Keybox #: Show Instr: Show Srvc:	schedule a tour at Tra tours. Walk-ins are we	Appt: Keybox Type: MODEL HOME FIRST at Is of Lavon, please comp Icome, but due to the hi 833 - 2464 or visit the s	(469) 833-2464 None 1126 Yucca Avenue, plete the form here: gh traffic volume, w	Seller Type: E Lavon, TX 75166 Call a https:trophysignature	Trophy Signature Homes Builder ppt number for showings. To homes.com-appointments- g an appointment. For more 75166. Email contact:
Occupancy: Showing:	Vacant Special		Open House:		
		So	ld Information		
Contract Dat Sir Paid:	e: 08/03/2024 Op \$25,000	t Exp Date:	Closed Date: Cls\$/Acre:	10/10/2024 \$2,607,971.01	Close Price: \$359,900 Cls\$/Lot SF:\$59.87
Buyer Off: Buyer Agt: Buyer Team:	EXP REALTY (PXE01C) Naddia Morales (0635		BA Em	ail: <u>naddiaoffice@gmail</u>	Cls\$/SqFt: \$181.68 .com
	Co: Green Brick Title AP: No		Mortga	ge Co: BHome Mortgag	je



Addenda



Trails of Lavon PID

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