

Addenda

645 Briar Drive, Lavon, Texas 75166

MLS#: 20734377 Closed [645 Briar Drive Lavon, TX 75166](#) LP: \$339,402
Property Type: Residential SubType: Single Family OLP: \$336,402



Also For Lease: N Lst \$/SqFt: \$185.36
Subdivision: Trails of Lavon
County: Collin
Country: United States
Parcel ID: [645 Briar](#)
Lot: 36 Block:
Legal: SF 1182 Plan C401D
Unexempt Tx: PID: Yes

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: 1,831/Builder
Appraisr:
Yr Built: 2024/New Construction - Incomplete
Lot Dimen:
Subdivide?: No
HOA: Mandatory
HOA Dues: \$650/Annually
HOA Mgmt Email:

Hdcp Am: No Garage: Yes/2
Horses?: Attch Gar: Yes
Prop Attached: No # Carport: 0
Acres: 0.120 Cov Prk: 2
Gar Size: 20x20
HOA Co: Neighborhood Management, Inc.
Phone: 972- 359-1548
HOA Website:
School Information

School Dist: Community ISD
Elementary: Mary Lou Dodson Middle: Leland Edge Rooms High: Community

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Bedroom-Primary	14 x 13 / 1		Living Room	15 x 15 / 1	
Dining Room	21 x 15 / 1		Bedroom	10 x 11 / 1	
Office	13 x 12 / 1		Bedroom	10 x 11 / 1	
Bedroom	10 x 11 / 1				

General Information

Housing Type:	Single Detached	Fireplace Type:	
Style of House:	Traditional	Flooring:	Carpet, Ceramic Tile, 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:	No	Listing Terms:	Cash, Conventional, FHA, VA Loan
Possession:	Closing/Funding		

Features

Appliances: Dishwasher, Disposal, Gas Cooktop, Gas Oven, Microwave, Plumbed For Gas in Kitchen, Tankless Water Heater, Vented Exhaust Fan
Interior Feat: Cable TV Available, High Speed Internet Available, Smart Home System
Park/Garage: Garage, Garage Door Opener
Street/Utilities: City Sewer, City Water, Community Mailbox, Individual Gas Meter, Individual Water Meter, Sidewalk, Underground Utilities
Common Feat: Community Pool, Greenbelt, Park, Playground
HOA Includes: Full Use of Facilities, Maintenance Grounds, Maintenance Structure, Management Fees
Restrictions: None

Environmental Information

Water Feat: Low-Flow Fixtures **Walk Score:**
Features: Thermostat

Remarks

Property Description: Brand new, energy-efficient home available by Nov 2024! A private study in the Oleander makes a perfect home office or play room. White cabinets with white-toned quartz countertops, beige tone EVP flooring with light brown carpet. Enjoy lake life without sacrificing city amenities. Spend evenings poolside lounging in one of the resort-style 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 Directions: From I-30 E, exit John King Blvd and head north. Continue ahead 5.3 miles and then turn right onto State Hwy 205 N 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: 41	DOM: 41	LD: 10/03/2024	XD:
List Type: Exclusive Right To Sell			
List Off:	Meritage Homes Realty (MERTG01) 972-512-4961		LO Fax: 830-885-2390
LO Addr:	1530 Texas Oaks Spring Branch, Texas 78070		Brk Lic: 9001276
List Agt:	Patrick McGrath (0434432) 972-512-4961		LO Email: Contact.dfw@meritagehomes.com
LA Email:	Contact.dfw@meritagehomes.com		LA Cell:
			LA Fax:
			LA/ LA2 Texting:
LA Website:	www.meritagehomes.com		LO Sprvs: Patrick McGrath (0434432) 972-512-4961
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 #: 0	Keybox Type: None	Seller Type: Builder
Show Instr:		
Show Svc: None		
Occupancy: Vacant		
Showing: Courtesy Call (Appt Svc Only)		

Open House:

Sold Information

Contract Date: 11/13/2024	Opt Exp Date:	Closed Date: 12/09/2024	Close Price: \$325,000
Slr Paid: \$5,000		Clss/Acre: \$2,708,333.33	Clss/Lot SF: \$62.17
Buyer Off: NON MLS (NMLS00NM) 999-999-9999			Clss/SqFt: \$177.50
Buyer Agt: Non-Mls Member (99999999)		BA Email: customercaregroup@ntreis.net	
Buyer Team:			
Third Party AP: No			
Buyer Financing: Cash			



Addenda

659 Briar Drive, Lavon, Texas 75166

MLS#: 20734370 **Closed** **659 Briar Drive Lavon, TX 75166** **LP:** \$358,957
Property Type: Residential **SubType:** Single Family **OLP:** \$358,957



Also For Lease: N
Subdivision: Trails of Lavon
County: Collin
Country: United States
Parcel ID: 659 Briar
Lot: 35 **Block:**
Legal: SF 1181 Plan C403G
Unexempt Tx: PID:Yes
Lst \$/SqFt: \$174.34
Lake Name:
Lse MLS#:
Plan Dvlpm:
MultiPrcl: No **MUD Dst:** No
Bed: 4 **Tot Bth:** 3 **Liv Area:** 1
Fireplc: 0 **Full Bath:** 3 **Din Area:** 1 **Pool:** No
Half Bath: 0 **Adult Community:** No
Smart Home App/Pwd: Yes

SqFt: 2,059/Builder
Apprais:
Yr Built: 2024/New Construction - Complete
Lot Dimen:
Subdivide?: No
HOA: Mandatory
HOA Dues: \$650/Annually
HOA Mgmt Email:
Hdcp Am: No
Horses?:
Prop Attached: No
Acres: 0.120
Garage: Yes/2
Attch Gar: Yes
Carport: 0
Cov Prk: 2
Gar Size: 20x20
HOA Co: Neighborhood Management, Inc.
Phone: 972- 359-1548
HOA Website:
School Information

School Dist: Community ISD
Elementary: Mary Lou Dodson
Middle: Leland Edge
High: Community
Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Bedroom-Primary	15 x 14 / 1		Bedroom	12 x 11 / 1	
Bedroom	12 x 11 / 1		Bedroom	12 x 11 / 1	
Living Room	12 x 20 / 1		Dining Room	14 x 12 / 1	
Bedroom	12 x 11 / 1				

General Information

Housing Type: Single Detached
Style of House: Traditional
Lot Size/Acres: Less Than .5 Acre (not Zero)
Soil:
Heating: Heat Pump
Roof: Composition
Construction: Brick, Rock/Stone, Siding
Basement: No
Possession: Closing/Funding
Fireplace Type:
Flooring: Carpet, Ceramic Tile, Luxury Vinyl Plank
Levels: 1
Type of Fence: Metal, Wood
Cooling:
Accessible Ft:
Patio/Porch:
Listing Terms: Cash, Conventional, FHA, VA Loan

Features

Appliances: Dishwasher, Disposal, Gas Cooktop, Gas Oven, Microwave, Plumbed For Gas in Kitchen, Tankless Water Heater, Vented Exhaust Fan
Interior Feat: Cable TV Available, High Speed Internet Available, Smart Home System
Park/Garage: Garage, Garage Door Opener
Street/Utilities: City Sewer, City Water, Community Mailbox, Individual Gas Meter, Individual Water Meter, Sidewalk, Underground Utilities
Common Feat: Community Pool, Greenbelt, Park, Playground
HOA Includes: Full Use of Facilities, Maintenance Grounds, Maintenance Structure, Management Fees
Restrictions: None

Environmental Information

Water Feat: Low-Flow Fixtures
Features: Thermostat
Walk Score:

Remarks

Property Description: Brand new, energy-efficient home available by Nov 2024! The spacious living area flows seamlessly outdoors to the covered back patio. Umber cabinets with sparkly white quartz countertops, grey-brown EVP flooring with textured beige carpet. Enjoy lake life without sacrificing city amenities. Spend evenings poolside lounging in one of the resort-style



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.

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Private Rnks: 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: 5	DOM: 5	LD: 10/03/2024	XD:
List Type: Exclusive Right To Sell			
List Off: Meritage Homes Realty (MERTG01) 972-512-4961	LO Fax: 830-885-2390	Brk Lic: 9001276	
LO Addr: 1530 Texas Oaks Spring Branch, Texas 78070	LO Email: Contact.dfw@meritagehomes.com	LA Fax:	
List Agt: Patrick McGrath (0434432) 972-512-4961	LA Cell:	LA/LA2 Texting:	
LA Email: Contact.dfw@meritagehomes.com	LA Othr:	LO Sprvs: Patrick McGrath (0434432) 972-512-4961	
LA Website: www.meritagehomes.com	Location: 8840 Cypress Waters Blvd 972-580-6470		
Off Web: www.meritagehomes.com			
Pref Title Co: Carefree Title			

Showing Information

Call:	Appt: 972-512-4961	Owner Name: Meritage Homes
Keybox #: 0	Keybox Type: None	Seller Type: Builder
Show Instr:		
Show Srvc: None	Open House:	
Occupancy: Vacant		
Showing: Courtesy Call (Appt Svc Only)		

Sold Information

Contract Date: 10/08/2024	Opt Exp Date:	Closed Date: 11/19/2024	Close Price: \$352,972
Slr Paid: \$5,471		Cls\$/Acre: \$2,941,433.33	Cls\$/Lot SF: \$67.53
Buyer Off: 5th Stream Realty (FSTM01) 214-868-0707		Cls\$/SqFt: \$171.43	
Buyer Agt: Hong Luu (0722838) 267-736-9188	BA Email: hctoprealty@gmail.com		
Buyer Team:			
Third Party AP: No			
Buyer Financing: Conventional			



Addenda

653 Moonlight Place, Lavon, Texas 75166

MLS#: 20769935 Closed		<u>653 Moonlight Place Lavon, TX 75166</u>		LP: \$374,900	
Property Type: Residential		SubType: Single Family		OLP: \$369,900	



Also For Lease: N
Subdivision: Trails of Lavon
County: Collin
Country: United States
Parcel ID: [653 Moonlight](#)
Lot: Block:
Legal:
Unexempt Tx:
Spcl Tax Auth: Yes

Lst \$/SqFt: \$173.24
Lake Name:
Lse MLS#:
Plan Dvlpm: Trails of Lavon
MultiPrcl: No **MUD Dst:** No
PID:No

Beds: 4 **Tot Bth:** 3 **Liv Area:** 1
Fireplc: 0 **Full Bath:** 3 **Din Area:** 0 **Pool:** No
Half Bath: 0 **Adult Community:** No

Smart Home App/Pwd: No

Hdcp Am: No **Garage:** Yes/2
Horses?: **Attch Gar:** Yes
Prop Attached: No **# Carport:** 0
Acres: 0.138 **Cov Prk:** 2
Gar Size: 20x20

HOA Co: Neighborhood Management, Inc
Phone: (972) 359-1548
HOA Website:
School Information

SqFt: 2,164/Plans	Appraisr:
Yr Built: 2024/New Construction - Complete	
Lot Dimen:	
Subdivide?: No	
HOA: Mandatory	
HOA Dues: \$650/Annually	
HOA Mgmt Email:	

School Dist: Community ISD	Middle: Leland Edge	High: Community
Elementary: Nesmith	Rooms	

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Living Room	19 x 15 / 1		Dining Room	19 x 11 / 1	
Kitchen	10 x 18 / 1	Built-in Cabinets, Pantry	Bedroom-Primary	16 x 13 / 1	
Bedroom	13 x 11 / 1		Bedroom	12 x 11 / 1	
Bedroom	11 x 14 / 1		Office	7 x 7 / 1	
Utility Room	6 x 7 / 1				

Housing Type: Single Detached		Fireplace Type:	
Style of House: Contemporary/Modern, Southwestern		Flooring: Carpet, Laminate, Tile	
Lot Size/Acres: Less Than .5 Acre (not Zero)		Levels: 1	
Soil:		Type of Fence: Wood	
Heating: Central, ENERGY STAR Qualified Equipment		Cooling: Ceiling Fan(s), Central Air, ENERGY STAR Qualified Equipment	
Roof: Composition		Accessible Ft:	
Construction: Brick, Siding		Patio/Porch: Covered	
Foundation: Slab		Special Notes:	
Basement: No		Listing Terms:	
Possession: Closing/Funding			

Appliances: Disposal, Electric Oven, Gas Cooktop, Microwave, Tankless Water Heater	
Laundry Feat: Dryer - Electric Hookup, Washer Hookup	
Interior Feat: Open Floorplan, Other	
Exterior Feat: Gray Water System, Rain Gutters, Lighting	
Park/Garage: Garage Faces Front, Garage Single Door	
Street/Utilities: City Sewer, City Water, Curbs, Sidewalk, Other	
Lot Description: Subdivision	
Common Feat: Community Pool, Greenbelt, Playground	
HOA Includes: Insurance, Maintenance Grounds, Management Fees	

Water Feat: Low-Flow Fixtures		Walk Score:
Features: Appliances, HVAC, Insulation, Lighting		

Remarks

Trails of Lavon PID



Addenda

Property Description: MLS# 20769935 - Built by Trophy Signature Homes - Ready Now! ~ Perfect proportions and an abundance of well-placed features make the Oscar a blockbuster design you'll love coming home to. Say hello to the sun as it streams through oversized windows in your primary suite. Just around the corner is your home office, an inviting space that encourages creativity and offers an escape to the back patio or the ultra-modern kitchen when it's time for a break. Family life is centered in the great room with a cozy family room, chic dining area and an ultra-modern kitchen. Three additional bedrooms located near the front of the house are private, quiet and serene.

Public Driving Directions: From George Bush Turnpike, take State Highway 78 N and follow it to Lavon, where you will take a R to State Highway 205. A left on Co Rd 485 will lead you to the entrance of the community. Proceed and make a Right onto Yucca Ave, which will bring you to our Sales Center on your left at 1126 Yucca Av

Private Rmks: LIMITED SERVICE LISTING: Buyer verifies dimensions & ISD info. Use Bldr contract. Plan: Oscar. Email contact: trailsoflavon@trophysignaturehomes.com.

Financial Information

Loan Type: Treat As Clear	Bal:	Payment:	
Pmt Type:	Lender:	Orig Date:	2nd Mortg: No
Seller Concessions:			

Agent/Office Information

CDOM: 22	DOM: 22	LD: 11/04/2024	XD:
List Type: Exclusive Agency			
List Off: HomesUSA.com (GUAR02) 888-872-6006	LO Fax: 214-526-8211	Brk Lic: 0437572	
LO Addr: 17000 N. Dallas Parkway #202 Dallas, Texas 75248	LO Email:	LA Fax:	
List Agt: Ben Caballero (0096651) 888-872-6006	LA Cell:	LA/LA2 Texting:	
LA Email: caballero@homesusa.com	LA Othr:		
LA Website: http://quickfinder.homesusa.com	LO Sprvs: Ben Caballero (0096651) 888-872-6006		
Off Web:	Location: 2805 Dallas Pkwy, Plano, TX (469) 573-6757		
Pref Title Co: Green Brick Title			

Showing Information

Call: Builder	Appt: (469) 833-2464	Owner Name: Trophy Signature Homes
Keybox #: 0	Keybox Type: None	Seller Type: Builder
Show Instr: PLEASE COME TO THE MODEL HOME FIRST at 1126 Yucca Avenue, Lavon, TX 75166 Home is under construction. For your safety, call appt number for showings. To schedule a tour at Trails of Lavon, please complete the form here: https://trophysignaturehomes.com/appointments-tours . Walk-ins are welcome, but due to the high traffic volume, we recommend scheduling an appointment. For more information call (469) 833 - 2464 or visit the sales office at 1126 Yucca Avenue, Lavon, TX 75166. Email contact: trailsoflavon@trophysignaturehomes.com		
Show Svc: None	Open House:	
Occupancy: Vacant		
Showing: Special		

Sold Information

Contract Date: 11/26/2024	Opt Exp Date:	Closed Date: 12/20/2024	Close Price: \$369,900
Slr Paid: \$10,000		Cls\$/Acre: \$2,680,434.78	Cls\$/Lot SF: \$61.53
Buyer Off: Fathom Realty (FATH01) 888-455-6040			Cls\$/SqFt: \$170.93
Buyer Agt: Rebecca Hausmann (0592115) 972-689-5205	BA Email: heccahausmannhomes@gmail.com		
Buyer Agt Supervisor:		BA/BA2 Texting: Yes No	
Buyer Team:	Mortgage Co: Service First		
Closing Title Co: Green Brick Title			
Third Party AP: No			
Buyer Financing: VA			



Addenda

679 Briar Drive, Lavon, Texas 75166

MLS#: 20734360 Closed [679 Briar Drive Lavon, TX 75166](#) LP: \$342,323
Property Type: Residential SubType: Single Family OLP: \$342,323



Also For Lease: N Lst \$/SqFt: \$186.76
Subdivision: Trails of Lavon
County: Collin Lake Name:
Country: United States Lse MLS#:
Parcel ID: NA Plan Dvlpm:
Lot: 33 Block: MultiPrcl: No MUD Dst: No
Legal: SF 1179 Plan C401E PID:No
Unexmpt Tx:
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 Hdcp Am: No Garage: Yes/2
Appraisr: Horses?: Attch Gar: Yes
Yr Built: 2024/New Construction - Incomplete Prop Attached: No # Carport: 0
Lot Dimen: Acres: 0.120 Cov Prk: 2
Subdivide?: No Gar Size: 20x20
HOA: Mandatory HOA Co: Neighborhood Management, Inc.
HOA Dues: \$650/Annually Phone: 972- 359-1548
HOA Mgmt Email: HOA Website:

School Information

School Dist: Community ISD
Elementary: Mary Lou Dodson Middle: Leland Edge High: Community
Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Bedroom-Primary	14 x 13 / 1		Living Room	15 x 15 / 1	
Dining Room	21 x 15 / 1		Bedroom	10 x 11 / 1	
Office	13 x 12 / 1		Bedroom	10 x 11 / 1	
Bedroom	10 x 11 / 1				

General Information

Housing Type: Single Detached
Style of House: Traditional
Lot Size/Acres: Less Than .5 Acre (not Zero)
Soil:
Heating: Heat Pump
Roof: Composition
Construction: Brick, Rock/Stone, Siding
Basement: No
Possession: Closing/Funding
Fireplace Type:
Flooring: Carpet, Ceramic Tile, Luxury Vinyl Plank
Levels: 1
Type of Fence: Metal, Wood
Cooling:
Accessible Ft:
Patio/Porch:
Listing Terms: Cash, Conventional, FHA, VA Loan

Features

Appliances: Dishwasher, Disposal, Gas Cooktop, Gas Oven, Microwave, Plumbed For Gas in Kitchen, Tankless Water Heater, Vented Exhaust Fan
Interior Feat: Cable TV Available, High Speed Internet Available, Smart Home System
Park/Garage: Garage, Garage Door Opener
Street/Utilities: City Sewer, City Water, Community Mailbox, Individual Gas Meter, Individual Water Meter, Sidewalk, Underground Utilities
Common Feat: Community Pool, Greenbelt, Park, Playground
HOA Includes: Full Use of Facilities, Maintenance Grounds, Maintenance Structure, Management Fees
Restrictions: None

Environmental Information

Water Feat: Low-Flow Fixtures Walk Score:
Features: Thermostat

Remarks

Property Description: Brand new, energy-efficient home available by Nov 2024! A private study in the Oleander makes a perfect home office or play room. White cabinets with white pearl quartz, countertops, smoky oak EVP flooring and beige carpet in our Crisp package. Enjoy lake life without sacrificing city amenities. Spend evenings poolside lounging in one of the resort-style

Trails of Lavon PID



Addenda

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.

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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
Pmt Type:
Seller Concessions:

Bal:
Lender:

Payment:
Orig Date: **2nd Mortg:** No

Agent/Office Information

CDOM: 302

DOM: 0

LD: 10/03/2024 **XD:**

List Type: Exclusive Right To Sell

List Off: [Meritage Homes Realty \(MERTG01\)](#) 972-512-4961

LO Fax: 830-885-2390 **Brk Lic:** 9001276

LO Addr: 1530 Texas Oaks Spring Branch, Texas 78070

LO Email: Contact.dfw@meritagehomes.com

List Agt: [Patrick McGrath \(0434432\)](#) 972-512-4961

LA Cell: **LA Fax:**

LA Email: Contact.dfw@meritagehomes.com

LA Othr: **LA/LA2 Texting:**

LA Website: www.meritagehomes.com

LO Sprvs: Patrick McGrath (0434432) 972-512-4961

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 #: 0

Keybox Type: None

Seller Type: Builder

Show Instr:

Show Svc: 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

Slr Paid: \$20,000

Cls\$/Acre: \$2,791,666.67

Cls\$/Lot SF: \$64.09

Buyer Off: [NON MLS \(NMLS00NM\)](#) 999-999-9999

Cls\$/SqFt: \$182.76

Buyer Agt: [Non-Mls Member](#) (999999999)

BA Email: customercare@nmls.net

Buyer Team:

Third Party AP: No

Buyer Financing: VA



Addenda

677 Moonlight Place, Lavon, Texas 75166

MLS#: 20676044 Closed [677 Moonlight Place Lavon, TX 75166](#) LP: \$359,900
Property Type: Residential SubType: Single Family OLP: \$369,900



Also For Lease: N Lst \$/SqFt: \$181.68
Subdivision: Trails of Lavon
County: Collin Lake Name:
Country: United States Lse MLS#:
Parcel ID: [677 Moonlight](#) Plan Dvlpm: Trails of Lavon
Lot: Block: MultiPrcl: No MUD Dst: No
Legal: PID:No
Unexempt Tx:

Beds: 3 Tot Bth: 2 Liv Area: 1
Fireplc: 0 Full Bath: 2 Din Area: 0 Pool: No
Half Bath: 0 Adult Community: No
Smart Home App/Pwd: No

SqFt: 1,981/Plans
Appraisr:
Yr Built: 2024/New Construction - Complete
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HOA: Mandatory
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Prop Attached: No # Carport: 0
Acres: 0.138 Cov Prk: 2
Gar Size: 20x20
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Phone: (972) 359-1548
HOA Website:

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Elementary: Nesmith Middle: Leland Edge Rooms High: Community

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
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Kitchen	19 x 10 / 1	Built-in Cabinets, Pantry	Bedroom-Primary	13 x 15 / 1	
Bedroom	11 x 11 / 1		Bedroom	13 x 10 / 1	
Utility Room	5 x 10 / 1				

General Information

Housing Type: Single Detached	Fireplace Type:
Style of House: Contemporary/Modern, Southwestern	Flooring: Carpet, Laminate, Tile
Lot Size/Acres: Less Than .5 Acre (not Zero)	Levels: 1
Soil:	Type of Fence: Wood
Heating: Central, ENERGY STAR Qualified Equipment	Cooling: Ceiling Fan(s), Central Air, ENERGY STAR Qualified Equipment
Roof: Composition	Accessible Ft:
Construction: Brick, Siding	Patio/Porch: Covered
Foundation: Slab	Special Notes:
Basement: No	Listing Terms:
Possession: Closing/Funding	

Features

Appliances: Disposal, Electric Oven, Gas Cooktop, Microwave, Tankless Water Heater
Laundry Feat: Dryer - Electric Hookup, Washer Hookup
Interior Feat: Open Floorplan, Other
Exterior Feat: Gray Water System, Rain Gutters, Lighting
Park/Garage: Garage Single Door
Street/Utilities: City Sewer, City Water, Curbs, Sidewalk, Other
Lot Description: Subdivision
Common Feat: Community Pool, Greenbelt, Playground
HOA Includes: Insurance, Maintenance Grounds, Management Fees

Environmental Information

Water Feat: Low-Flow Fixtures Walk Score:
Features: Appliances, HVAC, Insulation, Lighting

Remarks

Trails of Lavon PID



Addenda

Property Description: MLS# 20676044 - Built by Trophy Signature Homes - Ready Now! ~ Creatively designed to accommodate everyone's needs, the Heisman is a unique plan. The main living area is expansive, encompassing the island kitchen, dining area and family room. Invite the team for an after-party - the room easily adapts to your needs. Outstanding storage capacity is another feature, with a walk-in pantry, large utility room, walk-in closet in the primary suite and extra space in the garage!

Public Driving Directions: From George Bush Turnpike, take State Highway 78 N and follow it to Lavon, where you will take a R to State Highway 205. A left on Co Rd 485 will lead you to the entrance of the community. Proceed and make a Right onto Yucca Ave, which will bring you to our Sales Center on your left at 1126 Yucca Av

Private Rmks: LIMITED SERVICE LISTING: Buyer verifies dimensions & ISD info. Use Bldr contract. Plan: Heisman. Email contact: trailsoflavon@trophysignaturehomes.com.

Financial Information

Loan Type: Treat As Clear	Bal:	Payment:	2nd Mortg: No
Pmt Type:	Lender:	Orig Date:	
Seller Concessions:			

Agent/Office Information

CDOM: 18	DOM: 18	LD: 07/16/2024	XD:
List Type: Exclusive Agency			
List Off: HomesUSA.com (GUAR02) 888-872-6006		LO Fax: 214-526-8211	Brk Lic: 0437572
LO Addr: 17000 N. Dallas Parkway #202 Dallas, Texas 75248		LO Email:	
List Agt: Ben Caballero (0096651) 888-872-6006		LA Cell:	LA Fax:
LA Email: caballero@homesusa.com		LA Othr:	LA/LA2 Texting:
LA Website: http://quickfinder.homesusa.com		LO Sprvs: Ben Caballero (0096651) 888-872-6006	
Off Web:			
Pref Title Co: Green Brick Title		Location: 2805 Dallas Pkwy, Plano, TX (469) 573-6757	

Showing Information

Call: Builder	Appt: (469) 833-2464	Owner Name: Trophy Signature Homes
Keybox #: 0	Keybox Type: None	Seller Type: Builder
Show Instr: PLEASE COME TO THE MODEL HOME FIRST at 1126 Yucca Avenue, Lavon, TX 75166 Call appt number for showings. To schedule a tour at Trails of Lavon, please complete the form here: https://trophysignaturehomes.com/appointments-tours . Walk-ins are welcome, but due to the high traffic volume, we recommend scheduling an appointment. For more information call (469) 833 - 2464 or visit the sales office at 1126 Yucca Avenue, Lavon, TX 75166. Email contact: trailsoflavon@trophysignaturehomes.com		
Show Srvc: None		
Occupancy: Vacant	Open House:	
Showing: Special		

Sold Information

Contract Date: 08/03/2024	Opt Exp Date:	Closed Date: 10/10/2024	Close Price: \$359,900
Slr Paid: \$25,000		Cls\$/Acre: \$2,607,971.01	Cls\$/Lot SF: \$59.87
Buyer Off: EXP REALTY (PXE01C) 888-519-7431			Cls\$/SqFt: \$181.68
Buyer Agt: Naddia Morales (0635231) 214-223-0035		BA Email: naddiaoffice@gmail.com	
Buyer Team:		Mortgage Co: BHome Mortgage	
Closing Title Co: Green Brick Title			
Third Party AP: No			
Buyer Financing: FHA			



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CITY OF LAVON, TEXAS
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025 (TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT PROJECTS)



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