

\$469,000

1009 GREAT BASIN COURT

ALLEN, TEXAS

3,813 SQFT • 4 BED • 3.5 BATHS • GAME ROOM • MEDIA ROOM • 3 CAR GARAGE • CUL-DE-SAC LOT • ALLEN ISD



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Waterford Park community conveniences include a junior Olympic-sized Pool and children's splash park with cabana and clubhouse, creekside greenbelt spaces with nature trails, playgrounds, and picnic areas. Ideally located in Allen, Texas where you have all the city services and amenities. Minutes to Hwy 75 and 121 Tollway, along with parks and recreation centers, libraries, shopping and entertainment, hospitals and medical facilities.

A beautiful two-story traditional stone and brick home with cast-stone details and stained wood accents is positioned in a gently sloping lot on a quiet street. The residence is surrounded by groomed shrubs and established shade trees and a stepped walk leads to the front porch entrance.

The inviting Entry has solid front door encircled by side windows and upper transom with plantation shutters that flood the space with natural light. The Entry offers stylish tile floors, on-trend wall paint, and the elegant staircase with scrolled metal balusters outlines the Entry and guides you up to the second floor. The stylish Formal Living/Dining Room is placed off the Entry and features premium carpet, on-trend paint highlighted by millwork trim, and a stunning chandelier. Several large shuttered windows offer views of the front yard. The spacious Family Room has premium carpet and a wall of windows and door with views of, and access to, the backyard. The room offers a gas fireplace with stained millwork double mantle along coordinating built-in cabinets. The Kitchen has ceramic tile floors, on-trend paint, stained custom cabinetry with granite counter tops, and decorative tile backsplash with task lighting. The space features premium brand stainless appliances and gas cooktop. The large windowed Breakfast Nook has ceramic tile floors, a decorative light fixture, and a built-in granite surfaced planning desk with storage.

The private, main floor Master Suite offers top-quality carpet and large windowed sitting area that provides natural light and views. The Master Bathroom has separate vanities with decorator plumbing and light fixtures. The space features a large garden tub situated under a large shuttered window next to the walk-in shower. The second floor Gameroom offers premium carpeting, large windows, and overlooks the Entry below. The windowless Media Room is placed adjacent to the Gameroom making it an ideal space for casual entertaining. Also located upstairs are three large bedrooms and 2 full bathrooms.

For more photos, videos and information about this property, visit:
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Premium home features include...

- Bosch Oven Replaced 01/2019
- Bosch Microwave/Convection Oven Replaced 01/2019
- Bosch Stainless Steel 3 Rack Dishwasher Replaced 11/2017
- Kitchen Under Sink Osmosis System Replaced 08/2019
- Water Heaters - 50 Gal. Each (2) Replaced 10/2016
leakage alarm on each and water has auto shut off
- Carrier Infinity Air Conditioners/Furnace/Air Purifiers Replaced 10/2016
5 ton 16 seer; 3 ton 17 seer
- Racchio WiFi Sprinkler Controller Replaced 07/2019
- Root Barrier added to Entire Front and East side to Fence Purchased 04/2018
- Drains on East Side of Home (Gutters Feed Into) Upgraded 04/2018
- Locking Mechanism for Mailbox Installed 01/2020
- Valor Gutter Guards on East Side of House Installed 2019
- Gutters (Whole House) Installed 2019
- New Class 4 Impact Shingle Full Roof (Composition) Installed 2019
- Full Home Surge Protector (Installed 08/2007)
- Solar Screens (original house screens avail, if wanted) Replaced 2019
- Carpet Replaced 2018

Additional Items Include:

- Full Yard Sprinkler System and Foundation Drip System
- Whole House Water Softener
- All flower beds in backyard have excellent gardening soils and are equipped with irrigation drip hoses.

Community Features Include:

Waterford Parks community features a junior Olympic-sized pool, children's splash park with cabana and clubhouse, creekside greenbelt spaces with nature trails, playgrounds, and picnic areas. This home is also conveniently located just steps away from the new 75-acre Spirit Park. This new park has a lighted softball complex, playground area called "The Hideout," pollinator garden, 25 acres of natural wooded area, trail loop and more!



Room size

Dining Room	28	15	1
Kitchen	17	16	1
Breakfast Room	12	10	1
Living Room	21	15	1
Master Bedroom	16	16	1
Full Bath	13	12	1
Living Room	20	14	2
Media Room	20	14	2
Bedroom	14	13	2
Bedroom	13	13	2
Bedroom	13	13	2



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