



\$385,000

- **24/7 Manned Guard**
- **3 Car Oversized Garage**
- **Sprinkler System**
- **Just under 3/4 Acre Lot**
- **Cul-de-Sac**



16 Las Cruces Circle

Seis Lagos

Lucas

Charming Single Story in Peaceful Seis Lagos on almost 3/4 Acre Lot! Cul-de-sac Lot with Great Neighborhood Amenities!

- Brick Façade with Covered Front Porch and Lush Landscaping
- Entry has Lead Glass Inlaid Front Door and Crown Molding
- Formal Dining offers Bay Window and Chandelier
- Family Room has Wood Paneling, Built-In Desk, Brick Wood Burning Fireplace with Wooden Mantel, Recessed Lights and Door to Back Patio
- Second Spacious Living Area with Wet Bar, Sky Light, Vaulted Beamed Ceiling and Storage Closet
- Utility Room has Built-In Cabinetry, Room for Full Size Washer and Dryer and Sink
- Eat-In Kitchen features Abundance of Built-In Cabinetry, Corian Countertops, Tile Floors, Tile Backsplash, Trash Compactor and Double Ovens
- Breakfast Area with Tray Ceiling, Built-In Hutch with Glass Front Accents and Bay Window
- Private Master Suite has Tray Ceiling, Wood Burning Brick Fireplace and Door to Patio
- Master Bath with Corian Counters, Dual Sinks, Soaker Tub, Separate Shower and Two Walk-In Closets
- Split Secondary Bedroom has Walk-In Closet and Ensuite Bath Access
- Full Bath with Stand-Up Shower
- Two Additional Secondary Bedrooms share Jack and Jill Bath and both have Walk-In Closets
- Jack and Jill Bath offers Private Vanities with Corian Counters and Linen Closet
- Backyard Oasis features Large Grassy Area, Mature Trees and Covered Back Patio
- 3 Car Oversized Garage with Storage Closet and Exterior Entry
- Roof—2016
- HVAC—2019

Neighborhood Amenities: Clubhouse, Pool, Playground, Tennis Courts, Stocked Lakes & Ponds, 24hr Manned Gate

4 Bedrooms / 3 Baths / 2 Living / 2 Dining / 3 Car Garage

MLS:	14622825	Family Room:	16 x 22	Kitchen:	20 x 12	Master Suite:	18 x 15
Year:	1986	Formal Dining:	15 x 11	Breakfast:	11 x 10	Bedroom 2:	11 x 14
Square Ft:	2,832/tax	Game Room:	18 x 13	Utility:	6 x 10	Bedroom 3:	11 x 13
Lot Size:	0.742acre			Garage:	3 Car	Bedroom 4:	11 x 12
	Wylie ISD:	Smith Elementary		McMillan Jr High		Wylie High	

*Schools subject to verification through Wylie ISD.



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REALTY

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