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MLS#: **13714631** Active [504 Bristol Drive](#) **Allen** **75013** LP: **\$2,800,000**



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Category: **Residential** Type: **RES-Single Family** Orig LP: **\$2,800,000**  
 Area: **51/1** Also for Lease: **N** Lst \$ / SqFt: **\$324.83**  
 Subdv: **Estates of Twin Creeks** Lease MLS#:   
 County: **Collin** Lake Name:   
 Parcel ID: **2624199** Plan Dvlpmnt: **Wimberly Place**  
 Lot: **7** Block: **K** Legal:   
 Multi Prcl: **No** MUD Dst: **No** Unexempt Taxes:

Bedrooms: **5** Tot Baths: **5.2** Liv Areas: **2** Stories: **2**  
 Fireplaces: **4** Full Baths: **5** Dining Areas: **2** Pool: **Yes**  
 Sec Sys: **Yes** Half Baths: **2**

SqFt: **8,620 / Building Plan** Appraiser Name: Hdcp Am: **No**  
 # Gar Spaces: **4** Cvrd Park: **3**  
 # Carprt Spcs: **0** Garage Size: **24 x 23** Yr Built: **2011 / Preowned**  
 Acres: **0.750** Lot Dimen: **150 x 215** Will Subdiv: **No**  
 HOA: **Mandatory** HOA Dues: **\$2,834 / Annual**  
 HOA Co: **Twin Creeks Community Association** HOA Co. Phone: **972/930-1194**  
 Accessory Unit: Accessory Unit Type:



Recent: **10/23/2017 : NEW**

School Dist: **Allen ISD** Middle School: **Ereckson** High School: **Allen**  
 Elementary School: **Evans** Intermediate School: Junior High School: **Lowery**  
 Primary School:

Master Bedroom: **27 x 18 / 1** Custom Closet System, Dual Sinks, Jetted Tub, Separate Shower, Separate Vanities, Sitting Area in Master, Walk-in Closets Study/Den: **18 x 16 / 1** Built-in Cabinets  
 Dining Room: **18 x 16 / 1** Butler's Pantry Bedroom: **20 x 16 / 1** Walk-in Closets  
 Bedroom: **15 x 14 / 2** Walk-in Closets Bedroom: **17 x 17 / 2** Walk-in Closets  
 Bedroom: **16 x 16 / 2** Walk-in Closets

Housing Type: **Single Detached** Fireplace Type: **Gas Logs, Stone**  
 Style of House: **Traditional** Kitchen Equipment: **Built-in Coffee Maker, Built-in Icemaker, Built-in Microwave, Built-in Refrigerator/Freezer, Commercial Grade Range, Cooktop - Gas, Dishwasher, Disposal, Double Oven, Dual Dishwashers, Indoor Grill, Refrigerator, Water Line to Refrigerator**  
 Lot Size/Acreage: **.5 Acre to .99 Acre** Alarm/Security: **Burglar, Carbon Monoxide Detector, Exterior Security Light(s), Fire Sprinkler System, Fire/Smoke, Monitored, Pre-Wired, Smoke Detector**  
 Lot Description: **Corner** Flooring: **Stone, Wood**  
 Exterior Features: **Outdoor Fireplace/Pit, Patio Covered, Sprinkler System** Heating/Cooling: **Central Air-Elec, Central Heat-Gas**  
 Soil: **Black** Energy Efficiency: **16+ SEER AC, High Efficiency Water Heater**  
 Construction: **Brick** Green Features:   
 Foundation: **Piered Beam Slab** Green Certification:   
 Roof: **Composition** Handicap Amenities: **Wide Doorways**  
 Backyard Pool Feat: **Attached Spa, Cleaning System, Heated, In Ground Gunite** Special Notes: **Aerial Photo, Deed Restrictions**  
 Type of Fence: **Iron** Proposed Financing: **Cash, Conventional**  
 Parking/Garage: **Attached, Garage Door Opener, Oversized, Workbench** Possession: **Closing/Funding**  
 Street/Utilities: **City Sewer, City Water** Showing: **Appointment (Appt Svc only)**  
 Common Features: **Club House, Comm. Sprinkler System, Community Dock, Gated Entrance, Golf, Jogging Path/Bike Path, Park, Playground, Private Lake/Pond, Tennis** Complex Apprvd For:   
 HOA Includes: **Maintenance of Common Areas, Management Fees** Proposed Use:   
 Interior Features: **Built-in Wine Cooler, Cable TV Available, Dry Bar, Electric Shades, Flat Screen Wiring, High Speed Internet Available, Loft, Multiple Staircases, Plantation Shutters, Smart Home System, Sound System Wiring, Vaulted Ceilings, Wet Bar, Window Coverings**  
 Restrictions: **Architectural, Development** Easements:

Property Description: **Fabulous Steve Roberts Luxury Home. High Ceilings, wood and travertine throughout. Wolf, Sub-zero appliances, Miele coffee system. Vegetable sink in island. Amazing Media Room off bar area. Over sized Master Suite with His and Hers Vanities, oversized shower, cabinetry in customized master closet. Light, bright Kitchen opens to Breakfast, Living, and overlooks Pool and Patio. Onyx countertop in Powder. Exquisite light fixtures. Large Utility with work space. Incredibly landscaped! Auto lift in garage to attic storage. GATED ENTRY!!!**  
 Public Driving: **Take McDermott Dr. West of Hwy 75. Right on Lakeway Left on Bristol. First house on Right.**  
 Directions:   
 Private Remarks:

Loan Type: **Treat As Clear** Bal: **\$2,800,000** Int Rate: **No** Pmt Type: **No** Payment:  
 Lender: Orig Date: 2nd Mortg: **No** Possible Short Sale:

SUB: **3%** BAC: **3%** Var: **No** List Type: **Exclusive Right to Sell/Lease** CDOM: **12** DOM: **12** LD: **10/20/2017** XD: **04/20/2018**  
 LO: **LGRE01C Leigh Glendennning Real Estate (972) 668-5596** Fax: **(972) 668-5598** Off Website:  
 LO Addr: **3880 Parkwood Blvd., Ste. 503 Frisco, TX 75034** Office Email: **LeighReal@msn.com** Off Supervisor: **Leigh Roberts**  
 LA: **0340882 Leigh Glendennning (214) 549-5809** Fax: **(972) 668-5598** Brk Lic#: **0340882**  
 LA Cell: **(214) 549-5809** LA Other:   
 LA Email: **LeighReal@msn.com** LA Website:

11/1/2017

Matrix

LA 2:  
Pref Title Co: **Republic**

LA 2 Contact:  
Location: **Frisco, TX** **214/872-1602**

Call:  
Keybox #: **9999**  
Show Instr: **Call CSS for appointment.**  
Open House:

Appt:  
Keybox Type:

**817/858-0055**  
**Blue iBox**

Owner Name:  
Seller Type:  
Occupancy:  
Owner Permission To Video:

**Diane G Angeli**  
**Individual(s)**  
**Owner**  
**Yes**



Prepared By: Leigh Glendenning / Leigh Glendenning Real Estate on 2017-11-01 09:35