

Agent Full Report

MLS#: **13612666** Coming Soon **5564 Monterey Drive** Frisco **75034-4090** LP: **\$3,499,000**



Category:	Residential	Type:	RES-Single Family	Orig LP:	\$3,499,000
Area:	55/1	Also for Lease:	N	Lst \$ / SqFt:	\$499.29
Subdv:	Starwood #4 Village #17	Lease MLS#:			
County:	Collin	Lake Name:			
Parcel ID:	R495200J00401	Plan Dvlpmnt:	Starwood		
Lot:	4	Legal:	STARWOOD #4 VILLAGE #17 (CFR), BLK J,		
Multi Prcl:	No	MUD Dst:	No	Unexempt Taxes:	\$48,120

Bedrooms:	5	Tot Baths:	5.1	Liv Areas:	2	Stories:	1
Fireplaces:	7	Full Baths:	5	Dining Areas:	2	Pool:	Yes
Sec Sys:	Yes	Half Baths:	1				

SqFt:	7,008 / Tax	Appraiser Name:		Hdcp Am:	No
# Gar Spaces:	4	Cvrd Park:	4	Yr Built:	2002 / Preowned
# Carprt Spcs:	0	Garage Size:	24 x 35	Will Subdiv:	No
Acres:	0.824	Lot Dimen:			
HOA:	Mandatory	HOA Dues:	\$625 / Quarterly		
HOA Co:	Starwood Homeowners Association	HOA Co.Phone:			
Accessory Unit:		Accessory Unit Type:			

Recent: **05/30/2017 : Coming Soon : ->CS**

School Dist:	Frisco ISD	Middle School:	Hunt	High School:	Frisco
Elementary School:	Spears				

Living Room:	29 x 23 / 1	Built-in Cabinets	Living Room:	20 x 18 / 1	
Master Bedroom:	18 x 29 / 1	Fireplace in Master, Jetted Tub, Linen Closet, Separate Shower, Separate Vanities, Sitting Area in Master, Walk-in Closets	Bedroom:	14 x 18 / 1	Walk-in Closets
Bedroom:	16 x 14 / 1	Walk-in Closets	Bedroom:	14 x 23 / 1	Walk-in Closets
Bedroom:	16 x 21 / 1	Walk-in Closets	Kitchen:	20 x 21 / 1	Breakfast Bar, Built-in Cabinets, Butlers Pantry, Dual Sinks, Island, Natural Stone/Granite Type, Walk-in Pantry
Breakfast Room:	10 x 18 / 1		Full Bath:	23 x 11 / 1	Built-in Cabinets, Dual Sinks, Jetted Tub, Linen Closet, Natural Stone/Granite Type, Separate Shower
Full Bath:	/ 1				

Housing Type:	Single Detached	Fireplace Type:	Gas Logs, Gas Starter, Wood Burning
Style of House:	Spanish	Kitchen Equipment:	Built-in Microwave, Built-in Refrigerator/Freezer, Cooktop - Gas
Lot Size/Acreage:	.5 Acre to .99 Acre	Alarm/Security:	Burglar, Carbon Monoxide Detector, Fire Sprinkler System, Fire/Smoke, Monitored, Owned Brick/Adobe
Lot Description:	Adjacent to Greenbelt, Creek, Some Trees, Subdivision	Flooring:	Central Air-Elec, Central Air-Gas
Exterior Features:	Balcony, Covered Deck, Covered Porch(es), Deck, Gutters, Lighting System	Heating/Cooling:	
Soil:	Black	Energy Efficiency:	
Construction:	Stucco	Green Features:	
Foundation:	Slab	Green Certification:	
Roof:	Tile/Slate	Handicap Amenities:	
Backyard Pool Feat:	Attached Spa, Cabana, Heated, In Ground Gunite, Infinity Edge, Water Feature	Special Notes:-	Aerial Photo
Type of Fence:	Iron	Proposed Financing:	Cash, Conventional
Parking/Garage:	Attached	Possession:	Closing/Funding
Street/Utilities:	City Sewer, City Water, Concrete, Curbs, Sidewalk	Showing:	Agent Or Owner Present
Common Features:	Club House, Community Pool, Gated Entrance, Greenbelt, Guarded Entrance, Jogging Path/Bike Path, Playground, Tennis	Complex Apprvd For:	
HOA Includes:	Maintenance of Common Areas, Management Fees, Partial Use of Facilities, Security	Proposed Use:	
Interior Features:	Flat Screen Wiring, High Speed Internet Available, Window Coverings	Easements:	
Restrictions:	Architectural, Development		

Property Description: **An opportunity such as this comes Once in a LIFETIME!!!This Steve Roberts custom home is a Spacious Spanish style with views from every room. Glorious Adobe tile floors, rounded corners, special wood beamed ceilings, coffered hallway ceilings, special lighting and art niches throughout. Breakfast,Living,Library,& Master all open to deck with reflecting pond. overlooking pool, creek & treed greenbelt. Beautiful Media room with screen & wet bar. Butler's pantry off of kitchen, dining room can accommodate 18 comfortably. Fireplace with outdoor kitchen in separate Pool Cabana, overlooking the immaculate grounds. Granite countertops throughout. Solid core doors throughout. All on ONE LEVEL! FABULOUS!!! MUST SEE!**

Excludes: **ART and Dining Table & chairs negotiable.**

Public Driving Directions: **Take DNT to Lebanon. West (Left) to Starwood Drive. Check in at gate. Take Starwood left to Monterey. Right on Monterey. House on RIGHT.**

Private Remarks:

Loan Type:		Bal:		Equity:	\$3,499,000	Int Rate:		Pmt Type:		Payment:	
Lender:		Orig Date:		2nd Mortg:		Possible Short Sale:	No				

SUB: 3%	BAC: 3%	Var: No	List Type: Exclusive Right to Sell/Lease	CDOM:	DOM:	LD: 05/30/2017	XD: 05/31/2018
LO: LGRE01C Leigh Glendinning Real Estate (972) 668-5596				Fax: (972) 668-5598	Off Website:		
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LA 2:				LA 2 Contact:			
Pref Title Co: Republic Title				Location: Frisco			