

# \$385,000 - 920 Marian Drive, Allen

MLS® #14140844

## \$385,000

3 Bedroom, 2.20 Bathroom, 2,551 sqft  
Residential on 0 Acres

Montgomery Ridge Ph II, Allen, TX

Beautiful and spacious Townhome located within 3 mins of Watter Creek!! Incredibly energy efficient home with 12 inch+ Attic Insulation, 16+ SEER AC, Ceiling Fans, Double Pane Windows, Low E Windows, Programmable Thermostat, Radiant Barrier, & Tankless Water Heater. Incredible master suite, with french doors that lead to a serene patio. Two additional living areas located upstairs! Perfect for game and media. Exceptional features include smart home system, quartz countertops in kitchen & bathrooms, Frigidaire Gallery stainless appliances, wood flooring on first floor, and under & over kitchen cabinet lighting for warm ambiance. TV's & mounts to stay along with curtains and rods and couches upstairs.

Built in 2017

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 14140844    |
| Price          | \$385,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.20        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 2,551       |
| Acres          | 0.08        |
| Year Built     | 2017        |
| Type           | Residential |



|          |             |
|----------|-------------|
| Sub-Type | Townhouse   |
| Style    | Traditional |
| Status   | Active      |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 920 Marian Drive       |
| Area        | ALLEN AREA (51)        |
| Subdivision | Montgomery Ridge Ph II |
| City        | Allen                  |
| County      | Collin                 |
| State       | TX                     |
| Zip Code    | 75013-1200             |

### **Amenities**

|              |   |
|--------------|---|
| Utilities    | City Sewer, City Water, Community Mailbox, Concrete, Curbs, Sidewalk, Underground Utilities |
| # of Garages | 2   |
| Garages      | Attached, Garage, Garage Door Opener, Rear  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Cable TV Available, Decorative Lighting, Flat Screen Wiring, High Speed Internet Available, Loft, Smart Home Features, Vaulted Ceilings          |
| Appliances        | Built-in Microwave, Cooktop - Gas, Dishwasher, Disposal, Oven - Electric, Plumbed for Gas in Kitchen, Vent Mechanism, Water Line to Refrigerator |
| Heating           | Central Air-Elec, Central Heat-Gas, Zoned  |
| # of Stories      | 2  |
| Stories           | 2  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Covered Porch(es), Gutters, Patio Open, Sprinkler System |
| Lot Description   | Corner, Landscaped, Some Trees, Subdivision              |
| Windows           | Double Pane Windows, Low E Windows                       |
| Roof              | Composition  |
| Construction      | Siding   |
| Foundation        | Slab   |

### **School Information**

|            |           |
|------------|-----------|
| District   | Allen ISD |
| Elementary | Norton    |

|        |          |
|--------|----------|
| Middle | Ereckson |
| High   | Allen    |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Agent  | Kelly Pearson                |
| Listing Office | Keller Williams Realty Allen |

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