

\$228,000 - 1704 Trace Drive, Aubrey

MLS® #14174067

\$228,000

3 Bedroom, 2.00 Bathroom, 1,743 sqft
Residential on 0 Acres

Winn Ridge Ph 1a, Aubrey, TX

STUNNING, lightly lived in Centex home, in like NEW condition at a pre owned price. For those wishing to have all the benefits of a new home without the hassle and the wait!

Gorgeous 3 bedroom 2 bath Morgan 1 story floorplan w GRANITE counters, all SS appliances and open concept floorplan. Spacious master suite tucked away at the back of the home. STONE wood burning fireplace sure to take off the chill on a winter evening. Large 18x11 flex room at the front of the house with FRENCH doors could be 2nd living, media, game room, study, recording studio, endless options. Master planned community with newly completed community pool, soon to come soccer and community fields. Convenient location just North of Hwy 380

Built in 2017

Essential Information

MLS® #	14174067
Price	\$228,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,743
Acres	0.15
Year Built	2017
Type	Residential



Sub-Type Single Family
Status Active Contingent

Community Information

Address 1704 Trace Drive
Area FRISCO / DENTON COUNTY EAST AREA (55)
Subdivision Winn Ridge Ph 1a
City Aubrey
County Denton
State TX
Zip Code 76227-1805

Amenities

Utilities City Sewer, City Water, Community Mailbox, Concrete, Curbs, Sidewalk, Underground Utilities
Features Club House, Community Pool, Jogging Path/ Bike Path, Park
of Garages 2
Garages Attached, Front, Garage, Garage Door Opener

Interior

Interior Features Cable TV Available, Central Vac, High Speed Internet Available, Window Coverings
Appliances Built-in Microwave, Dishwasher, Disposal, Drop-In Range/Oven-Elec, Refrigerator
Heating Central Air-Elec, Central Heat-Elec
Fireplace Yes
of Fireplaces 1
Fireplaces Direct Vent, Masonry, Wood Burning
of Stories 1
Stories 1

Exterior

Exterior Features Patio Open
Lot Description Interior Lot, Landscaped
Windows Double Pane Windows, Low E Windows
Roof Concrete
Construction Brick
Foundation Slab

School Information

District	Denton ISD
Elementary	Paloma Creek
Middle	Navo
High	Ray Braswell

Listing Details

Listing Agent	Jeremy Izenhower
Listing Office	EXP REALTY

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