

# 1 MILL RUN PLACE



## Family Paradise!

Well built custom home with all the amenities you can dream of, and laid out perfectly for your family. Formal living/dining room and large kitchen is ideal for entertaining. The large, fenced back yard contains a new deck, gazebo, in-ground pool and a pool house.

**Asking Price: See website for pricing**

Offered Exclusively By:

**STEVE GRANT REAL ESTATE LLC**

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# Main Features:

- Approximately 3,667 sq. ft. per building plans
  - Slab foundation, brick construction, composition roof (new in 2024)
  - Custom built in 1981
  - Split bedroom arrangement
  - 5 bedrooms, 3.5 baths
  - Entryway (9' x 11.5') tile flooring with 1/2 bath
  - Formal living/dining (17' x 12' each space) sunken
  - Kitchen (14.5' x 15') tile floors, quartz countertops, island, ash custom cabinets, breakfast bar, dishwasher, electric oven, Jenn-Air range, undercounter lighting, walk-in pantry
  - Breakfast room (14.5' x 16') tile flooring
  - Utility room (10' x 23') tile flooring, built-in cabinets, granite countertops, sink, room for freezer
  - Master bedroom (19' x 23') carpet, built-in cabinets, fireplace, sitting area, 13' x 15' private patio
  - Master bath with large steam shower with massage shower heads, sunken tub, separate vanities, granite countertops, 7.5' x 16' walk-in closet with built-ins
  - Guest bedroom 1 (14' x 19.5') carpet, built-in desk,
  - Guest bedroom 2 (11.5' x 17.5') carpet, built-in shelves (used as office), shares Jack & Jill bath
  - Guest bedroom 3 (12.5' x 17.5') carpet, walk-in closet, Jack & Jill bath
  - Guest bedroom 4 (13.5' x 16') carpet, walk-in closet, Jack & Jill bath
  - Garage (22' x 34') oversized 3-car plus 5' x 22' storage closet, garage door openers
  - Large fenced back yard
  - New deck and gazebo
  - New privacy fence
  - 20' x 40' pool (vinyl liner)
  - 720sf pool house with rollup door and 2 baths
  - Sprinkler system
  - Central electric heat and air (3 units)
  - Two electric water heaters
  - Taxes: \$5,500 per year with exemptions
  - Restrictions available upon request
- \*\*All measurements are approximate \*\**



# Other Features:

- High ceilings throughout
- Cedar closet (4' x 8.5')
- Updated insulated windows
- 2' x 6' walls on 24" centers
- More than adequate insulation
- Professional landscaping with landscape lights on timers
- All wood doors
- Solid Ash custom cabinets
- Plantation shutters
- More than ample storage
- Split bedroom arrangement
- Quartz and granite countertops throughout
- Quiet street, no thru traffic



*This material is based upon information which we consider reliable, but because third parties have supplied it, we cannot represent that it is accurate or complete and it should not be relied upon as such. This brochure is subject to errors and omissions and the property is subject to change of price or withdrawal without notice.*

# Additional Information

## Utilities

- Water: City of Athens
- Sewer: City of Athens
- Trash: City of Athens
- Electric: Oncor service area. Average electric bill is \$230.43 per month.
- Internet: Brightspeed or Optimum

*\*\*Note: Broker does not warrant utilities. Broker advises any prospective Buyer to verify availability of utilities with various utility companies.*

## Restrictions | Easements | HOA Information

- Subject to all restrictions and covenants of Mill Run Place. For more information, contact our office for a copy.
- Easements: Subject to any of record
- HOA: Annual Dues: All 4 owners on the street are co-owners of the common property (south side of the street.) Each owner pays \$1,500.00 annually for upkeep.













