

2310 Monte Cristo Drive, Sherman, Texas 75092

Listing

MLS#: 14611585 **Closed**
Property Type: Residential

2310 Monte Cristo Drive Sherman, TX 75092-2322
SubType: Single Family

LP: \$330,000
OLP: \$330,000



Also For Lease: N **Lst \$/SqFt:** \$126.83
Subdivision: Canyon Creek Add Sec 1-B
County: Grayson **Lake Name:**
Country: United States **Lse MLS#:**
Parcel ID: [155588](#) **Plan Dvlpm:**
Lot: 5 **Block:** 3 **MultiPrcl:** No **MUD Dst:** No
Legal: CANYON CREEK ADDN SEC 1-B, BLOCK 3, LOT 5
Unexmpt Tx: \$6,253 **PID:**

Beds: 4 **Tot Bth:** 3 **Liv Area:** 2
Fireplc: 1 **Full Bath:** 3 **Din Area:** 2 **Pool:** No
Half Bath: 0 **Adult Community:** No
Smart Home App/Pwd: No

1 / 19

SqFt: 2,602/Assessor
Appraisr:
Yr Built: 1972/Preowned
Lot Dimen:
Subdivide?: No
HOA: None
HOA Mgmt Email:

Hdcp Am: No
Horses?:
Prop Attached: No
Acres: 0.276
HOA Co:
HOA Website:

Garage: Yes/2
Attch Gar: Yes
Carport: 0
Cov Prk: 2
Gar Size: 24x24

School Information

School Dist: Sherman ISD
Elementary: Fairview **Middle:** Piner **High:** Sherman
Intermediate: Dillingham

Rooms

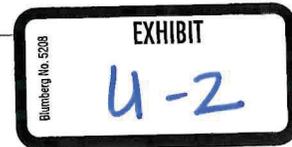
Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Bedroom-Primary	14 x 17 / 1	Ensuite Bath	Living Room	21 x 17 / 1	

General Information

Housing Type: Single Detached
Style of House:
Lot Size/Acres: Less Than .5 Acre (not Zero)
Heating: Central, Electric
Roof: Shingle, Wood
Construction: Brick
Foundation: Other
Possession: Closing/Funding
Fireplace Type: Wood Burning
Flooring: Wood
Levels: 1
Cooling: Central Air, Gas
Accessible Ft:
Patio/Porch:
Special Notes:

Features

Appliances: Dishwasher, Electric Cooktop, Gas Oven, Microwave, Refrigerator
Interior Feat: High Speed Internet Available
Street/Utilities: City Sewer, City Water



Remarks

Property Description: Charming, spacious, and beautifully updated move-in ready one story home with an open concept. Lots of natural light throughout the house, with lots of storage space. Beautiful crown moulding throughout, with a bright white kitchen with Quartz stone countertops and long bar. A cozy screened in sunroom patio overlooking the large backyard. Master suite has patio access. Carpets replaced in 2018. Located in a great neighborhood with gorgeous mature trees, and without an HOA! Convenient to shopping and commuting. A must see, this home is well-maintained and move-in ready. Great investment opportunity.

Public Driving Directions: Check Google Maps

Private Rmks: Fridge, washer and dryer are negotiable with a good offer. Open House Saturday July 3rd 1PM-3PM

Financial Information

Loan Type: Treat As Clear **Bal:** **Payment:**
Pmt Type: **Lender:** **Orig Date:** **2nd Mortg:** No

Seller Commissions:**Agent/Office Information**

CDOM: 38 **DOM:** 38 **LD:** 06/28/2021 **XD:**

List Type: Exclusive Right To Sell

List Off: [Real Sense Real Estate \(RSRE01AR\) 817-264-7325](#) **LO Fax:** **Brk Lic:** 0600772

LO Addr: 4303 S. Bowen Rd. #125 Arlington, Texas 76016 **LO Email:** is@realtysense.net

List Agt: [Nabiha Pirbhai \(0735724\) 206-290-5453](#) **LA Cell:** 469-850-2904 **LA Fax:**

LA Email: nabiha.realtysense@gmail.com **LA Othr:** **LA/LA2 Texting:**

LA Website: **LO Sprvs:** Ariel

Off Web: <http://www.dfwrealtysense.com> **Location:** 5591 Virginia Pkwy Suite 100 972-562-9559

Pref Title Co: Allegiance Title McKinney

Showing Information

Call: **Appt:** **Owner Name:** Nina Ngo and Christian Nilsen

Keybox #: 0000 **Keybox Type:** Blue BT LE **Seller Type:** Standard/Individual

Show Instr: Please text 206-290-5453 agent name, license number, brokerage and showing time. Supra box on front door. Please remove shoes or wear shoe covers provided by front door.

Showing: Call Listing Agent

Sold Information

Contract Date: 08/05/2021 **Opt Exp Date:** 08/10/2021 **Closed Date:** 09/10/2021 **Close Price:** \$330,000

Slr Paid: \$0 **Cls\$/Acre:** \$1,195,652.17 **Cls\$/Lot SF:** \$27.45

Buyer Off: [Arlington Board of Realtors \(STAFFA\) 817-701-2490](#) **Cls\$/SqFt:** \$126.83

Buyer Agt: [Taylor Oldroyd \(Taylor\)](#) **BA Email:** taylor@arlingtonrealtor.com

Buyer Team:

Third Party AP: No

Buyer Financing: Conventional

Prepared By: Paula Wommack Berkshire HathawayHS PenFed TX on 10/01/2024 12:31

