

# 304 WILLOW WAY

GAINESVILLE, TX 76240 | MLS #: 20748789

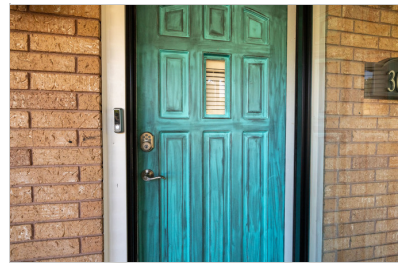
**\$269,000.00** | 3 BEDS | 2 BATHROOMS | 2 CAR GARAGE | 1,724 SQUARE FEET



View Online: <http://www.viewlisting.info/122208>  
For Instant Photos: Text 201786 To 415-877-1411

Beautiful 3 bedroom 2 bath in a highly desirable area of Gainesville! Luxury vinyl flooring throughout the entire home, along with updated bathrooms and kitchen areas. There's also a sunroom with tons of natural lighting that could be used as an office, play area or flex space. Brand new roof installed in 2023. Large well manicured fenced in back yard. Just minutes to Winstar World Casino and about an hour north of DFW. This home is truly a must see! Come make this one yours today!

- New Roof
- New Water Heater
- Beautiful Sunroom or Flex Space Area
- Luxury Vinyl Flooring Throughout Home
- Highly Desirable Area



## AGENT INFORMATION



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**Fathom Realty**



Disclaimer: All information deemed reliable but not guaranteed.

## ABOUT CLAY MONTGOMERY

My name is Clay Montgomery and I'm an agent with Fathom Realty. I've been in the real estate industry since about 2009 where I began dabbling in real estate as a small-time investor/landlord, and then worked for First State Bank in Gainesville for about 7 years as a real estate loan processor. I then started my real estate agent career in 2021. As an agent I'm here to serve you in any way th...