

# 1304 MALLARD CREEK

AUBREY, TX 76227 | MLS #: 13104899

**\$219,000** | 4 BEDS | 2.5 BATHROOMS | 2 GARAGE | 2673 SQUARE FEET



View Online: <http://www.viewlisting.info/39520>  
For Instant Photos: Text 336937 To 415-877-1411

BEAUTIFUL home with GREAT LAYOUT, OPEN FLOORPLAN, large bedrooms, walk in closets and abundant storage. Great cul de sac location. All bedrooms upstairs along with game room. Large study off entry. Upgraded light fixtures. NEW ROOF in 2011 and NEW AC in 2010. Nice covered patio. Master planned community, 4 community pools, exercise room, amenity center, walking trails & more. Seller offering \$6k flooring and paint allowance with acceptable offer.

- Great Layout
- Good location in a great community
- Large Bedrooms
- Great Cul de sac location
- New Roof in 2011
- New A/C in 2010
- Master Planned Community



## AGENT INFORMATION



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Disclaimer: All information deemed reliable but not guaranteed.