

# 1217 ARBOR PARK DR

ALLEN, TX 75013 | MLS #: 14037016

**\$405,000** | 4 BEDS | 4 BATHROOMS | 3 CAR PARKING | 3937 SQUARE FEET



View Online: <http://1217arborkparkdr.homeis4sale.com>  
For Instant Photos: Text 833834 To 415-877-1411

Beautiful and spacious home in sought after Waterford Crossing in West Allen. The grand entry with vaulted ceilings and open floorplan will be the perfect setting for your family. The wall of windows illuminates the dining room and living room. The kitchen features plenty of storage, a large island, and eat-in breakfast area. Relax in the downstairs master retreat with an updated master bathroom featuring dual sinks, walk-in closet, garden tub, and a separate shower. A winding staircase will lead you upstairs to the other 3 bedrooms, game room, and media room. The home has a true 3 car garage with room for storage. It is zoned for top-rated Allen ISD and is close to 75 and 121. The exceptional home awaits you in Allen, ranked #2 by Money Magazine as the Best Place to Live in America.



- Open Floorplan
- Large entryway
- Gourmet kitchen
- Updated Master Suite



## AGENT INFORMATION



**Andrea Morales**  
P: 972-589-1730  
License # 0653490  
[amorales@fathomrealty.com](mailto:amorales@fathomrealty.com)  
[theamrealtygroup.com](http://theamrealtygroup.com)

**Fathom Realty**  
6841 Virginia Pkwy, Ste 100  
McKinney, TX 75071

## ABOUT ANDREA MORALES

Andrea is a residential real estate industry veteran. Having relocated many times within the US, she found her passion helping others with the home buying & selling process. She is intimately familiar with family wants and needs when it comes to moving & loves helping people navigate through all the factors that play key roles when finding their home.



Disclaimer: All information deemed reliable but not guaranteed.