



**(972) 922-3509**  
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3301 Dartmouth Drive, Plano, Texas 75075

**MLS#:** 20523538 **N Active**  
**Property Type:** Residential

**3301 Dartmouth Drive Plano, TX 75075-7921**  
**SubType:** Single Family

**LP:** \$480,000  
**OLP:** \$480,000

**Recent:** 01/31/2024 : **NEW**  
**Next OH:** Public: Sat Feb 3, 12:00PM-2:00PM



**Also For Lease:** N **Lst \$/SqFt:** \$212.20  
**Subdivision:** Cloisters 8  
**County:** Collin **Lake Name:**  
**Country:** United States **Lse MLS#:**  
**Parcel ID:** [R053000102201](#) **Plan Dvlpm:**  
**Lot:** 22 **Block:** 1 **MultiPrcl:** No **MUD Dst:** No  
**Legal:** CLOISTERS NO 8 (CPL), BLK 1, LOT 22  
**Unexmpt Tx:** \$6,348  
**Spcl Tax Auth:** No

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

**SqFt:** 2,262/Assessor  
**Appraiser:**  
**Yr Built:** 1974/Assessor/Preowned  
**Lot Dimen:**  
**Subdivide?:** No  
**HOA:** None  
**Access Unit:** No

**Hdcp Am:** No **Garage:** Yes/2  
**Horses?:**  
**Attached:** No **Attch Gar:** Yes  
**Acres:** 0.210 **# Carport:** 0  
**HOA Co:** **Cov Prk:** 2  
**AccUnit SF:** **Gar Size:** 20x19x8  
**Unit Type:**

**School Information**

**School Dist:** Plano ISD  
**Elementary:** Jackson **Middle:** Wilson **High:** Vines  
**Primary:** **Jr High:** **Sr High:** Plano Senior

**Rooms**

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Bedroom-Primary	16 x 13 / 1	Dual Master Baths, Dual Sinks, Ensuite Bath, Separate Shower, Separate Vanities, Walk-in Closet(s)	Bedroom	14 x 12 / 1	Ceiling Fan(s), Ensuite Bath, Walk-in Closet(s)
Bedroom	15 x 12 / 1	Ceiling Fan(s)	Bedroom	11 x 11 / 1	Ceiling Fan(s)
Office	13 x 12 / 1	Ceiling Fan(s)	Living Room	20 x 17 / 1	Fireplace
Dining Room	11 x 9 / 1				

**General Information**

**Housing Type:** Single Detached **Fireplace Type:** Brick, Family Room, Gas, Gas Logs  
**Style of House:** Ranch, Traditional **Flooring:** Ceramic Tile  
**Lot Size/Acres:** Less Than .5 Acre (not Zero) **Levels:** 1  
**Alarm/Security:** Smoke Detector(s)  
**Soil:**  
**Heating:** Central, Natural Gas **Type of Fence:** Back Yard, Electric, Fenced, Gate, High Fence, Privacy, Wood  
**Roof:** Asphalt, Composition **Cooling:** Ceiling Fan(s), Central Air, Electric  
**Windows:** Window Coverings **Accessible Ft:**  
**Construction:** Brick, Wood **Cmplx Appv For:**  
**Foundation:** Slab **Patio/Porch:** Covered, Rear Porch  
**Basement:** No **Special Notes:** Aerial Photo, Survey Available  
**Possession:** Closing/Funding, Negotiable **Listing Terms:** Cash, Conventional, FHA, VA Loan

**Features**

**Appliances:** Dishwasher, Disposal, Electric Cooktop, Gas Water Heater, Microwave, Oven-Double  
**Laundry Feat:** Dryer - Electric Hookup, Dryer - Gas Hookup, In Utility Room, W/D - Full Size W/D Area  
**Interior Feat:** Cable TV Available, Eat-in Kitchen, High Speed Internet Available, Open Floorplan, Walk-In Closet(s)  
**Exterior Feat:** Covered Patio/Porch, Rain Gutters, Private Yard  
**Park/Garage:** Garage Single Door, Alley Access, Concrete, Electric Gate, Electric Vehicle Charging Station(s)  
**Street/Utilities:** Alley, Cable Available, City Sewer, City Water, Curbs, Individual Gas Meter

**Lot Description:** Sprinkler System  
**Dock Permitted:**

**Lake Pump:** No  
**Environmental Information**

**Features:** Windows

**Remarks**

**Property Description:** \*VIRTUAL TOUR AVAILABLE – ask your agent\* Single-story home in desirable Central Plano with NO HOA! There are many things you will love about this home, but none more than the abundance of natural lighting. The entire home was upgraded with RENEWAL BY ANDERSEN windows and doors in 2021. These top-of-the-line products have a transferable warranty and transform the look of the property while increasing energy efficiency. Other major repairs and upgrades for worry-free living include the roof and gutters (2017), cast iron plumbing replacement (2022), garage door & opener, tracks and springs (2023), and 2 water heaters (2019 & 2023). You're also going to love the backyard privacy created by the 8-ft board-on-board fence and electric gate. This ideal location is only a few minutes from PGBT and Central Market, plus a few miles from Canyon Creek Country Club, the University of Texas at Dallas, and more!

**Excludes:** EV charging plug in the garage and wine refrigerator in the utility room are excluded. The wine glass shelves in the kitchen will convey.

**Public Driving Directions:** From Plano Parkway turn NORTH onto Independence Pkwy, then LEFT onto Dartmouth. Go past the stop sign at Linda Ln intersection and it's the 11th house on the RIGHT.

**Private Rmks:** Foundation work to be completed on February 5 & 6. Please reach out for details. \*Seller requests no showings before 10 am\*

**Financial Information**

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

**Agent/Office Information**

**SUB:** 1.5 - %      **CDOM:** 0      **DOM:** 0      **LD:** 01/30/2024      **XD:** 06/30/2024  
**BAC:** 1.5 - %      **VAR:** No

**List Type:** Exclusive Right To Sell

**List Off:** [LFG Realty, LLC \(LFG01C\) 972-922-3509](#)  
**LO Addr:** 6718 Lake Shore Dr Garland, Texas 75044  
**List Agt:** [Kyle Paris \(0634170\) 972-922-3509](#)  
**LA Email:** [KP@KyleParisRealtyGroup.com](mailto:KP@KyleParisRealtyGroup.com)  
**LA Website:** [www.lfgtx.com](http://www.lfgtx.com)  
**Off Web:** <http://www.lfgtx.com>

**LO Fax:**      **Brk Lic:** 9014357  
**LO Email:** [KP@KyleParisRealtyGroup.com](mailto:KP@KyleParisRealtyGroup.com)  
**LA Cell:**      **LA Fax:**  
**LA Othr:**      **LA/LA2 Texting:** Yes/  
**LO Sprvs:** Kyle Paris (0634170) 972-922-3509

**Pref Title Co:** Lawyers Title The Star

**Location:** 1 Cowboys Way, Frisco 75034 972-377-2158

**Showing Information**

**Call:** Showing Service      **Appt:** (800) 257-1242      **Owner Name:** Friedman/Boucher  
**Keybox #:** 33415290      **Keybox Type:** Blue BT LE      **Seller Type:** Standard/Individual  
**Show Instr:** When you enter the property 2 guest bedrooms are immediately to the right. The door to the bedroom to the LEFT will be closed because there's an older, friendly cat in there. You're welcome to open the door and look at the (mostly vacant) room, but please don't let the cat out.  
**Show Srvc:** BrokerBay  
**Occupancy:** Owner      **Open House:** Public: Sat Feb 3, 12:00PM-2:00PM  
**Showing:** Appointment Only, Occupied, Pet(s) on Premises, Showing Service  
**Consent for Visitors to Record:**None

Prepared By: Kyle Paris LFG Realty, LLC on 01/31/2024 17:01

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