

# Agent Full Report

MLS#: **13851467**      **Sold**      [718 Trend Drive](#)      **Garland**      **75043-5353**      LP:      **\$199,900**



Category:	<b>Residential</b>	Type:	<b>RES-Single Family</b>	Orig LP:	<b>\$199,900</b>
Area:	<b>24/3</b>	Also for Lease:	<b>N</b>	Lst \$ / SqFt:	<b>\$143.81</b>
Subdv:	<b>New World Add 03</b>	Lake Name:			
County:	<b>Dallas</b>	Lease MLS#:			
Country:		Plan Dvlpmnt:			
Parcel ID:	<b>26385500330140000</b>	Legal:	<b>NEW WORLD 3 BLK 33 LOT 14 INT201600299264 DD1</b>		
Lot:	<b>14</b>	Block:	<b>33</b>	MUD Dst:	<b>No</b>
Multi Prd:	<b>No</b>			Unexempt Taxes:	<b>\$4,705</b>

Bedrooms:	<b>3</b>	Tot Baths:	<b>2.0</b>	Liv Areas:	<b>1</b>	Stories:	<b>1</b>
Fireplaces:	<b>0</b>	Full Baths:	<b>2</b>	Dining Areas:	<b>1</b>	Pool:	<b>Yes</b>
Sec Sys:	<b>No</b>	Half Baths:	<b>0</b>				

SqFt:	<b>1,390 / Tax</b>	Appraiser Name:		Hdcp Am:	<b>No</b>
# Gar Spaces:	<b>2</b>	Cvrd Park:	<b>2</b>		
# Carprt Spcs:	<b>0</b>	Garage Size:	<b>0 x 0</b>	Yr Built:	<b>1971 / Preowned</b>
Acres:	<b>0.365</b>	Lot Dimen:	<b>40x162x93x171</b>	Will Subdiv:	<b>No</b>
HOA:	<b>None</b>	HOA Dues:			
HOA Co:		HOA Co.Phone:			
Accessory Unit:		Accessory Unit Type:			

School Dist:	<b>Garland ISD</b>	Middle School:	<b>Choice Of School</b>	High School:	<b>Choice Of School</b>
Elementary School:	<b>Choice Of School</b>				

Housing Type:	<b>Single Detached</b>	Fireplace Type:	
Style of House:		Kitchen Equipment:	<b>Built-in Microwave, Range/Oven-Electric, Vent Mechanism, Water Line to Refrigerator</b>
Lot Size/Acreage:	<b>Less Than .5 Acre (not Zero)</b>	Alarm/Security:	
Lot Description:	<b>Interior Lot, Irregular, Landscaped, Lrg. Backyard Grass, Subdivision</b>	Flooring:	<b>Carpet, Ceramic Tile</b>
Exterior Features:	<b>Patio Covered, RV/ Boat Parking, Sprinkler System, Storage Building</b>	Heating/Cooling:	<b>Central Air-Elec, Central Heat-Elec</b>
Soil:		Energy Efficiency:	<b>Ceiling Fans</b>
Construction:	<b>Brick</b>	Green Features:	
Foundation:	<b>Slab</b>	Green Certification:	
Roof:	<b>Composition</b>	Handicap Amenities:	
Backyard Pool Feat:	<b>Cleaning System, In Ground Gunite</b>	Special Notes:	
Type of Fence:	<b>Wood</b>	Proposed Financing:	<b>Cash, Conventional, FHA, VA Closing/Funding</b>
Parking/Garage:	<b>Attached, Front, Garage</b>	Possession:	
Street/Utilities:	<b>City Sewer, City Water, Underground Utilities</b>	Showing:	<b>Centralized Showing Service</b>
Interior Features:	<b>Cable TV Available, High Speed Internet Available, Vaulted Ceilings, Window Coverings</b>		
Restrictions:		Easements:	

Property Description: **This home is unbelievable, it has it all! Immaculate 3bed, 2bath, 2car garage with beautiful pool and covered patio. Definitely a backyard oasis for your enjoyment. Big 2 story barn-like shed in large backyard for storage. Also, covered area for RV or Boat parking on side of the home, for more storage. Huge lot, .365 acre. Home interior recently painted, and new sets of doors installed on 2 of the bedroom closets. New hot water heater, May 2018. Open floor plan with living area looking out to the pool. Built in in the dining area stays. The seller was proactive and has completed many repairs. Home is move-in ready, and you can be enjoying this great home and pool in no time. Don't miss out, come see it today!**

Public Driving Directions: **First Street, Right on West Centerville Road, Left on NW Hwy, Left on Ravenscroft, Left on Trend, 718 will be on your Left.**

Private Remarks: **Information is deemed reliable, but not guaranteed. Broker and the agent do not warrant or guarantee the accuracy of information herein or attached. Do not rely on the information without verifying its accuracy. Fence,barn,pool,sprinkler. All outside beings sold as is. No repairs will be made.**

SUB: <b>0%</b>	BAC: <b>3%</b>	Var: <b>No</b>	List Type: <b>Exclusive Right to Sell/Lease</b>	CDOM: <b>3</b>	DOM: <b>3</b>	LD: <b>05/30/2018</b>	XD:
LO:	<b>EBBY190 Ebby Halliday, REALTORS (972) 783-0000</b>	Fax:	<b>(972) 271-1579</b>	Off Website:		Brk Lic#:	<b>0257740</b>
LO Addr:	<b>3621 Shire Blvd. Suite 100 Richardson, TX 75082</b>	Office Email:		Off Supervisor:	<b>Malinda Howell</b>	Off Supervisor License#:	<b>0460628</b>
LA:	<b>0598769 Debra Mansfield (214) 960-8926</b>	Fax:		Off Supervisor Phone#:			
LA Cell:		LA Other:					
LA Email:	<u><a href="mailto:DebbieMansfield@Ebbby.com">DebbieMansfield@Ebbby.com</a></u>	LA Website:					
LA 2:		LA 2 Contact:					
Pref Title Co:	<b>Republic Title</b>	Location:	<b>3610 Shire Blvd. Richardson</b>		<b>(972) 423-8777</b>		

Call:	<b>CSS</b>	Appt:	<b>817-858-0055</b>	Owner Name:	<b>See agent</b>
Keybox #:	<b>1234</b>	Keybox Type:	<b>Blue iBox</b>	Seller Type:	<b>Individual(s)</b>
Show Instr:	<b>Call CSS, 1 hour notice required</b>			Occupancy:	

Contract Date:	<b>06/02/2018</b>	Opt Exp Date:	<b>06/09/2018</b>	Sold Date:	<b>07/03/2018</b>	Sr Paid:	<b>\$0</b>	Sld\$/Acre:	<b>\$583,288</b>	SP:	<b>\$212,900</b>
SO:	<b>DSLPO2 Quantum Merit Realty (972) 245-8980</b>							Sld\$/SqFt:	<b>\$153.17</b>		
SA:	<b>0525884 Jorge Gomez (214) 282-7616</b>	SA Email:	<u><a href="mailto:jgomez1639@msn.com">jgomez1639@msn.com</a></u>								
Closing Title Co:	<b>Republic Title</b>	Mortgage Co:									
Third Party AP:	<b>No</b>										
1st Fin:	<b>FHA</b>	Years:		Loan 1 Amount:		Int Rt:					
2nd Fin:		Years:		Loan 2 Amount:		2nd Int Rt:					

Prepared By: Jeremy Wright / JP & Associates Uptown on 2019-04-05 13:09

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MLS#: **13842561** **Sold** **429 Los Santos Drive** **Garland** **75043-3002** LP: **\$225,000**



Category: **Residential** Type: **RES-Single Family** Orig LP: **\$225,000**  
Area: **24/3** Also for Lease: **N** Lst \$ / SqFt: **\$130.21**  
Subdv: **La Prada 02**  
County: **Dallas** Lake Name:  
Country: Lease MLS#:  
Parcel ID: **26308700180080000** Plan Dvlpmnt:  
Lot: **8** Block: **18** Legal: **LA PRADA 2 BLK 18 LOT 8 INT201200036034 DD020**  
Multi Prcl: **No** MUD Dst: **No** Unexempt Taxes: **\$4,320**

Bedrooms: **3** Tot Baths: **2.0** Liv Areas: **1** Stories: **1**  
Fireplaces: **1** Full Baths: **2** Dining Areas: **2** Pool: **No**  
Sec Sys: **No** Half Baths: **0**

SqFt: **1,728 / Tax** Appraiser Name: Hdcp Am: **No**  
# Gar Spaces: **2** Cvrd Park: **2**  
# Carprt Spcs: **1** Garage Size: **19 x 20** Yr Built: **1977 / Preowned**  
Acres: **0.231** Lot Dimen: Will Subdiv: **No**  
HOA: **None** HOA Dues:  
HOA Co: HOA Co.Phone:  
Accessory Unit: **No** Accessory Unit Type:

School Dist: **Garland ISD**  
Elementary School: **Choice Of School** Middle School: **Choice Of School** High School: **Choice Of School**

Dining Room: **12 x 11 / 1** Kitchen: **10 x 5 / 1** **Built-in Cabinets, Pantry, Solid Surface/Non-Natural Type**  
Breakfast Room: **10 x 8 / 1** Master Bedroom: **20 x 13 / 1** **Fireplace in Master, Sitting Area in Master**  
Bedroom: **12 x 11 / 1** **Split Bedrooms** Bedroom: **12 x 11 / 1** **Split Bedrooms**  
Full Bath: **/ 1** **Built-in Cabinets, Drip/Dry Area, Solid Surface/Non-Natural Type** Utility Room: **6 x 6 / 1** **Drip/Dry Area, Dryer Hookup- Electric, Full Size W/D Area, Separate Utility Room, Washer Hookup**

Housing Type: **Single Detached** Fireplace Type: **Wood Burning**  
Style of House: **Traditional** Kitchen Equipment: **Built-in Microwave, Dishwasher, Disposal, Double Oven, Oven-Electric, Refrigerator, Water Line to Refrigerator**

Lot Size/Acreage: **Less Than .5 Acre (not Zero)** Alarm/Security:  
Lot Description: **Interior Lot, Landscaped, Some Trees, Subdivision** Flooring: **Carpet, Ceramic Tile, Wood**  
Exterior Features: **Gutters, Patio Covered, RV/ Boat Parking, Sprinkler System** Heating/Cooling: **Central Air-Elec, Central Heat-Gas**

Soil: **Unknown** Energy Efficiency: **Ceiling Fans**  
Construction: **Brick** Green Features:  
Foundation: **Slab** Green Certification:  
Roof: **Composition** Handicap Amenities:  
Type of Fence: **Automatic Gate, Wood** Proposed Financing: **Cash, Conventional, FHA, VA**  
Parking/Garage: **Attached, Rear** Possession: **Negotiable**  
Street/Utilities: **City Sewer, City Water, Concrete, Curbs, Sidewalk** Showing: **Centralized Showing Service**  
Interior Features: **Cable TV Available, Decorative Lighting, High Speed Internet Available, Window Coverings**

Restrictions: **No Known Restriction(s)** Easements: **None**  
Waterfront: **No** Platted Wtrfrm Bound:

Property Description: **Charming 1-story home located in Garland! Guests are greeted by stone lined landscaping, mature trees & storm door. Formal dining room with chandelier lighting & wood floors. Family room with wood floors, wood beams, wet bar with built-in cabinets, ceiling fan & floor-to-ceiling brick fireplace. Kitchen with ample cabinet space, stainless steel appliances, electric cooktop & breakfast nook. Spacious master retreat with sitting area. Generously sized secondary bedrooms & bath! Arbor covered patio overlooks backyard with mature trees, automatic gate & space to park a boat or RV.**

Public Driving: **Take DNT South to 635. Take La Prada Drive and turn left on La Prada Drive. Take left on O Banion Road. Take a left on Los Santos Drive. Home will be on the right.**

Directions:  
Private Remarks: **Please contact Richard Rogers @ 214-384-9472 for all inquiries about this home. Buyer to verify accuracy of all information including room & lot sizes, schools, taxes, amenities, HOA, etc. Neither Seller nor LA makes any warranties or representation as to accuracy.**

SUB: **0%** BAC: **3%** Var: **No** List Type: **Exclusive Right to Sell/Lease** CDOM: **6** DOM: **6** LD: **05/17/2018** XD:  
LO: **KELL01 Keller Williams Realty DPR (972) 732-6000** Fax: **(972) 732-6003** Off Website: **[www.kwpreston.com](http://www.kwpreston.com)**  
LO Addr: **18383 N. Preston Rd. Ste. 150 Dallas, TX 75252** Office Email: **[klrw48@kw.com](mailto:klrw48@kw.com)** Brk Lic#: **0499181**  
LA: **0435185 Daniel Harker (214) 957-1111** Fax: Off Supervisor: **Tommy Flood**  
LA Cell: **(214) 957-1111** LA Other: Off Supervisor License#:  
LA Email: **[dan@danharker.com](mailto:dan@danharker.com)** LA Website: **[www.theharkerteam.com](http://www.theharkerteam.com)** Off Supervisor Phone#:  
LA 2: **0685880 Richard Rogers (214) 384-9472** LA 2 Contact: **[richard@theharkerteam.com](mailto:richard@theharkerteam.com)**  
Pref Title Co: **Capital Title** Location: **Plano, TX - Alicia Long**

Call: **CSS** Appt: **817-858-0055** Owner Name: **See Agent**  
Keybox #: **1234** Keybox Type: **Blue BT LE** Seller Type: **Individual(s)**  
Show Instr: **Please call CSS; appointment required. 30 minute notice.** Occupancy: **Owner**  
Consent for Visitors to Record: **None**

Contract Date: **05/23/2018** Opt Exp Date: **05/31/2018** Sold Date: **07/02/2018** Slr Paid: **\$0** Sld\$/Acre: **\$974,026** SP: **\$225,000**  
SO: **KEWS01 Keller Williams Realty (972) 240-4416** Sld\$/SqFt: **\$130.21**  
SA: **0449524 Amy Downs (214) 538-5215** SA Email: **[amy@amydowns.com](mailto:amy@amydowns.com)**  
Closing Title Co: Mortgage Co:  
Third Party AP: **No**  
1st Fin: **Conventional** Years: Loan 1 Amount: Int Rt:  
2nd Fin: Years: Loan 2 Amount: 2nd Int Rt:

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MLS#: **13956935** **Sold** **520 Granada Drive** **Garland** **75043-5118** LP: **\$234,900**



Category: **Residential** Type: **RES-Single Family** Orig LP: **\$234,900**  
Area: **24/3** Also for Lease: **N** Lst \$ / SqFt: **\$125.15**  
Subdv: **La Prada 01**  
County: **Dallas** Lake Name:  
Country: **United States** Lease MLS#:   
Parcel ID: **26308600060140000** Plan Dvlpmnt:  
Lot: **14** Block: **6** Legal: **LA PRADA 1 BLK 6 LOT 14 VOL90170/2827 EF08239**  
Multi Prcl: **No** MUD Dst: **No** Unexempt Taxes: **\$4,598**

Bedrooms: **3** Tot Baths: **2.0** Liv Areas: **1** Stories: **1**  
Fireplaces: **1** Full Baths: **2** Dining Areas: **2** Pool: **No**  
Sec Sys: **No** Half Baths: **0**

SqFt: **1,877 / Tax** Appraiser Name: Hdcp Am: **No**  
# Gar Spaces: **2** Cvr'd Park: **2**  
# Carprt Spcs: **0** Garage Size: **20 x 20** Yr Built: **1975 / Preowned**  
Acres: **0.162** Lot Dimen: Will Subdiv: **No**  
HOA: **None** HOA Dues:  
HOA Co: HOA Co.Phone:  
Accessory Unit: Accessory Unit Type:

School Dist: **Garland ISD**  
Elementary School: **Choice Of School** Middle School: **Choice Of School** High School: **Choice Of School**

Housing Type: **Single Detached** Fireplace Type: **Brick**  
Style of House: Kitchen Equipment: **Dishwasher, Disposal, Range/Oven-Electric, Vent Mechanism**  
Lot Size/Acreage: **Less Than .5 Acre (not Zero)** Alarm/Security:  
Lot Description: Flooring: **Carpet, Ceramic Tile, Wood**  
Exterior Features: Heating/Cooling: **Central Air-Elec, Central Air-Gas**  
Construction: **Brick, Other** Green Features:  
Foundation: **Slab** Green Certification:  
Roof: **Other** Handicap Amenities:  
Parking/Garage: **Attached, Garage, Garage Door Opener, Rear, Workbench** Possession: **Closing/Funding**  
Street/Utilities: **Alley, City Sewer, City Water, Individual Gas Meter, Individual Water Meter, Sidewalk** Showing: **Centralized Showing Service**  
Interior Features: **Cable TV Available, Decorative Lighting, Skylights**  
Restrictions: Easements:

Property Description: **You will love this delightful 3-Bedroom Tudor Home that has been COMPLETELY remodeled. This 3-bedroom, 2-bathroom home has a 2-car garage and in total has 1,800+ sq. ft. of spacious living options. This home also boasts new floors, new carpet and fresh and a completely remodeled kitchen that has been opened up to the over sized living and dining room that allows for maximum exposure to natural light that will make entertaining your friends and family a snap. This home also has a brand new plumbing system, foundation repairs and a new AC added all in 2018. All of this situated in a convenient, friendly neighborhood with outstanding access to I-635 that's only 15 minutes from Downtown Dallas.**

Public Driving: **From the intersection of La Prada and I-635 head north on La Prada to O'Banion Rd and make a left. Head West on O'Banion to Perdido make left on San Clemente. Take San Clemente to Granada and make a left. Take to 520 the house will be on the left.**  
Directions:  
Private Remarks: **Seller is a licensed agent of the state of texas**

SUB: **3%** BAC: **3%** Var: **No** List Type: **Exclusive Right to Sell/Lease** CDOM: **4** DOM: **4** LD: **10/19/2018** XD:  
LO: **PARK01C Park One Properties (972) 596-6095** Fax: **(972) 212-4157** Off Website: **www.parkoneproperties.com**  
LO Addr: **301 W. Parker Road, Suite 208 Plano, TX 75023** Office Email: **toni.parkone@gmail.com** Brk Lic#: **9000502**  
LA: **0637009 Gerard Bell (214) 607-3369** Fax: **(972) 212-4157** Off Supervisor: **Dan Robertson**  
LA Cell: **(214) 607-3369** LA Other: **(972) 596-6095** Off Supervisor License#: **0363723**  
LA Email: **gerard.parkone@gmail.com** LA Website: Off Supervisor Phone#:   
LA 2:  
Pref Title Co: Location:

Call: Appt: Owner Name: **See Agent**  
Keybox #: **N/A** Keybox Type: **Blue iBox** Seller Type: **Individual(s)**  
Show Instr: **Please Remove shoes at front door. Turn off all lights and lock door before exiting** Occupancy:

Surveillance Devices Present: **None**  
Consent for Visitors to Record: **None**

Contract Date: **10/23/2018** Opt Exp Date: Sold Date: **11/16/2018** Slr Paid: **\$0** Sld\$/Acre: **\$1,441,358** SP: **\$233,500**  
SO: **RMPP01 RE/MAX Premier Properties (972) 403-2000** SA Email: **roham22@msn.com** Sld\$/SqFt: **\$124.40**  
SA: **0452161 Roy Ghassemi (214) 395-9031** Mortgage Co:  
Closing Title Co: **No**  
Third Party AP:  
1st Fin: **Cash** Years: Loan 1 Amount: Int Rt:  
2nd Fin: Years: Loan 2 Amount: 2nd Int Rt:

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MLS#: **13981781** **Sold** **314 Biscay Drive** **Garland** **75043-3009** LP: **\$235,000**



Category: **Residential** Type: **RES-Single Family** Orig LP: **\$235,000**  
Area: **24/3** Also for Lease: **N** Lst \$ / SqFt: **\$121.32**  
Subdv: **La Prada 02**  
County: **Dallas** Lake Name:  
Country: **United States** Lease MLS#:  
Parcel ID: **26308700180150000** Plan Dvlpmnt:  
Lot: **15** Block: **18** Legal: **LA PRADA 2 BLK 18 LT 15 VOL2005133/2183 DD070**  
Multi Prcl: **No** MUD Dst: **No** Unexempt Taxes: **\$3,982**

Bedrooms: **3** Tot Baths: **2.0** Liv Areas: **2** Stories: **1**  
Fireplaces: **1** Full Baths: **2** Dining Areas: **2** Pool: **No**  
Sec Sys: **Yes** Half Baths: **0**

SqFt: **1,937 / Tax** Appraiser Name: Hdcp Am: **No**  
# Gar Spaces: **2** Cvrd Park: **2**  
# Carprt Spcs: **0** Garage Size: **20 x 22** Yr Built: **1976 / Preowned**  
Acres: **0.183** Lot Dimen: Will Subdiv: **No**  
HOA: **None** HOA Dues:  
HOA Co: HOA Co.Phone:  
Accessory Unit: Accessory Unit Type:

School Dist: **Garland ISD**  
Elementary School: **Choice Of School** Middle School: **Choice Of School** High School: **Choice Of School**

Housing Type: **Single Detached** Fireplace Type: **Gas Starter**  
Style of House: Kitchen Equipment: **Built-in Microwave, Cooktop - Electric, Dishwasher, Disposal, Oven-Electric, Plumbed For Gas in Kitchen, Water Line to Refrigerator**  
Lot Size/Acreage: **Less Than .5 Acre (not Zero)** Alarm/Security: **Owned**  
Lot Description: Flooring: **Carpet, Ceramic Tile, Laminate**  
Exterior Features: Heating/Cooling: **Central Air-Elec, Central Heat-Gas**  
Construction: **Brick** Green Features:  
Foundation: **Slab** Green Certification:  
Roof: **Composition** Handicap Amenities:  
Type of Fence: **Wood** Proposed Financing: **Bond Money, Cash, Conventional, FHA, Fixed, Texas Vet, USDA, VA**  
Parking/Garage: **Attached** Possession: **Closing/Funding**  
Street/Utilities: **City Sewer, City Water** Showing: **Centralized Showing Service**  
Interior Features: **Bay Windows, Decorative Lighting, Vaulted Ceilings, Wet Bar**  
Restrictions: Easements:

Property Description: **Gorgeous Remodel! Nothing this nice in this price range. This former model home is once again the prettiest in the neighborhood with new roof and foundation and warranty on both. New cabinets, and stainless steel appliances in the dreamy kitchen with fresh paint inside and out, 12 mm lifetime warranty laminate, and plush carpet in bedrooms. New designer tile in both bathrooms. Beautiful barn door in master with decorative lighting throughout. Matching granite throughout the wetbar, kitchen, & both baths. Large dining room sure to make you shine at Christmas dinner. Perfect for entertaining.**  
Follow GPS

Public Driving  
Directions:  
Private Remarks:

SUB: **3%** BAC: **3%** Var: **No** List Type: **Exclusive Right to Sell/Lease** CDOM: **51** DOM: **6** LD: **12/03/2018** XD:  
LO: **ALUN01** **Lea McFalls-Zeqiri** (214) 715-6939 Fax: **(888) 515-7475** Off Website:  
LO Addr: **3033 San Jacinto #316 Dallas, TX 75204** Office Email: **leazeqiri@yahoo.com** Brk Lic#: **0465204**  
LA: **0465204** **Lea McFalls-Zeqiri** 469222-286 Fax: **(888) 515-7475** Off Supervisor: **Lea Zeqiri**  
LA Cell: **(469) 222-2864** LA Other: Off Supervisor License#: **0465204**  
LA Email: **leazeqiri@yahoo.com** LA Website: Off Supervisor Phone#:  
LA 2: LA 2 Contact:  
Pref Title Co: **One Nation Title** Location: **10000 N Central Expwy Dallas** **214-269-8230**

Call: **CSS** Appt: **817-855-0055** Owner Name: **Pickering Properties, LLC**  
Keybox #: **1933** Keybox Type: **Combo** Seller Type: **Individual(s)**  
Show Instr: **Call CSS and Leave Feedback** Occupancy: **Vacant**  
Consent for Visitors to Record: **Video**

Contract Date: **12/09/2018** Opt Exp Date: **12/14/2018** Sold Date: **12/28/2018** Slr Paid: **\$5,000** Sld\$/Acre: **\$1,297,814** SP: **\$237,500**  
SO: **CMP501** **Compass RE Texas, LLC.** (214) 814-8100 SA Email: **thani.burke@compass.com** Sld\$/SqFt: **\$122.61**  
SA: **0645772** **Thani Lam** (214) 701-4884 Mortgage Co:  
Closing Title Co: **No**  
Third Party AP: **No**  
1st Fin: **Conventional** Years: Loan 1 Amount: Int Rt:  
2nd Fin: Years: Loan 2 Amount: 2nd Int Rt:

Prepared By: Jeremy Wright / JP & Associates Uptown on 2019-04-05 13:09

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MLS#: **13872250** **Sold** [522 San Pedro Drive](#) **Garland** **75043-3028** LP: **\$239,990**



Category: **Residential** Type: **RES-Single Family** Orig LP: **\$239,990**  
Area: **24/3** Also for Lease: **N** Lst \$ / SqFt: **\$122.38**  
Subdv: **La Prada 02**  
County: **Dallas** Lake Name:  
Country: Lease MLS#:   
Parcel ID: **26308700150190000** Plan Dvlpmnt:  
Lot: **19** Block: **15** Legal: **LA PRADA 2 BLK 15 LOT 19 CO-DALLAS 3087001501**  
Multi Prcl: **No** MUD Dst: **No** Unexempt Taxes: **\$4,249**

Bedrooms: **3** Tot Baths: **2.0** Liv Areas: **3** Stories: **1**  
Fireplaces: **1** Full Baths: **2** Dining Areas: **2** Pool: **No**  
Sec Sys: **No** Half Baths: **0**

SqFt: **1,961 / Tax** Appraiser Name: Hdcp Am: **No**  
# Gar Spaces: **2** Cvr'd Park: **0**  
# Carprt Spcs: **0** Garage Size: **24 x 19** Yr Built: **1976 / Preowned**  
Acres: **0.163** Lot Dimen: Will Subdiv: **No**  
HOA: **None** HOA Dues:  
HOA Co: HOA Co.Phone:  
Accessory Unit: Accessory Unit Type:

School Dist: **Garland ISD**  
Elementary School: **Choice Of School** Middle School: **Choice Of School** High School: **Choice Of School**

Living Room: **15 x 23** Master Bedroom: **16 x 17**  
Breakfast Room: **10 x 12** Kitchen: **10 x 14**  
Bedroom: **12 x 13** Bedroom: **12 x 13**  
Utility Room: **5 x 6**

Housing Type: **Single Detached** Fireplace Type: **Brick**  
Style of House: Kitchen Equipment: **Built-in Microwave, Dishwasher, Disposal, Range/Oven-Gas, Water Line to Refrigerator**  
Lot Size/Acreage: **Less Than .5 Acre (not Zero)** Alarm/Security: **Carbon Monoxide Detector, Fire/Smoke, Smoke Detector**  
Lot Description: **Heavily Treed, Interior Lot** Flooring: **Carpet, Laminate**  
Exterior Features: **Patio Open** Heating/Cooling: **Central Air-Gas, Central Heat-Gas**  
Soil: **Clay** Energy Efficiency:  
Construction: **Brick, Vinyl Siding** Green Features:  
Foundation: **Slab** Green Certification:  
Roof: **Composition** Handicap Amenities:  
Backyard Pool Feat: Type of Fence: **Wood** Special Notes: **Owner/ Agent**  
Type of Fence: **Attached** Proposed Financing: **Cash, Conventional, FHA, Other, VA**  
Parking/Garage: **City Sewer, City Water, Individual Gas Meter, Individual Water Meter** Possession: **Closing/Funding**  
Street/Utilities: Interior Features: **Bay Windows, Cable TV Available, Decorative Lighting, High Speed Internet Available, Skylights, Vaulted Ceilings, Wet Bar** Showing: **Centralized Showing Service**

Restrictions: Easements:

Property Description: **Meticulous high-end remodel located in Garland's coveted neighborhoods. This spacious one story home welcomes with to an over-sized family room, a custom wet bar and floor to ceiling windows. Top of the line kitchen with custom cabinetry, quartz counter-tops, stainless steel appliances, gas range, under mount sink and finished with subway back-splash. Roomy master bedroom has a long walk in closet with an large slider allowing access to the slider. Spa like master bathroom, with large 12 by 18 tiles, free standing vanity, 35 square ft shower glass walk in shower with two heads. Separate area designated for dressing or beauty with tons of natural light. This home also has a new roof, sod, windows, and much more**

Public Driving Directions: **From 635 head North on La Padra, head west on O Banion Rd and then make a left on San Pedro. House is on the left hand side.**

Private Remarks: **Seller holds an active real estate license. New roof and lifetime transferable foundation warranty by Perma Pier.**

SUB: **3%** BAC: **3%** Var: **No** List Type: **Exclusive Right to Sell/Lease** CDOM: **21** DOM: **21** LD: **06/20/2018** XD:  
LO: **JP05C JP & Associates Castle Hills (972) 836-9295** Fax: Off Website: [jphomesforsale.com](http://jphomesforsale.com)  
LO Addr: **2560 King Arthur Blvd. #120 Lewisville, TX 75056** Office Email: [office@jpar.net](mailto:office@jpar.net) Brk Lic#: **9002729**  
LA: **0633414 Wes Racht (972) 975-0162** Fax: Off Supervisor: **Keisha York**  
LA Cell: **(972) 975-0162** LA Other: Off Supervisor License#: **9002729**  
LA Email: [wesracht@gmail.com](mailto:wesracht@gmail.com) LA Website: Off Supervisor Phone#:   
LA 2: LA 2 Contact: **1701 Legacy Drive, Suite 1250 2144498474**  
Pref Title Co: **The Title Company** Location:

Call: **CSS** Appt: **8178580055** Owner Name: **Presley & Co. LLC**  
Keybox #: **00000** Keybox Type: **Blue iBox** Seller Type: **Individual(s)**  
Show Instr: Occupancy:  
Consent for Visitors to Record: **Video**

Contract Date: **07/11/2018** Opt Exp Date: **07/18/2018** Sold Date: **08/13/2018** Slr Paid: **\$0** Sld\$/Acre: **\$1,472,387** SP: **\$239,999**  
SO: **ALS001 Owners.com (888) 876-3372** Sld\$/SqFt: **\$122.39**  
SA: **0698747 Desmond Jimerson (801) 920-0472** SA Email: [dez.jimerson@owners.com](mailto:dez.jimerson@owners.com)  
Closing Title Co: **The Title Company** Mortgage Co:  
Third Party AP: **Yes**  
1st Fin: **FHA** Years: Loan 1 Amount: Int Rt:  
2nd Fin: Years: Loan 2 Amount: 2nd Int Rt:

Prepared By: Jeremy Wright / JP & Associates Uptown on 2019-04-05 13:09

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MLS#: **13936165** **Sold** **202 Biscay Drive** **Garland** **75043-3120** LP: **\$249,900**



Category: **Residential** Type: **RES-Single Family** Orig LP: **\$249,900**  
 Area: **24/3** Also for Lease: **N** Lst \$ / SqFt: **\$126.66**  
 Subdv: **La Prada 05**  
 County: **Dallas** Lake Name:  
 Country: **United States** Lease MLS#:  
 Parcel ID: **26309100010020000** Plan Dvlpmnt:  
 Lot: **2** Block: **1** Legal: **LA PRADA 5 LT 0002 00001 INT201400214085 DD08**  
 Multi Prcl: **Yes** MUD Dst: **No** Unexempt Taxes: **\$5,879**

Bedrooms: **3** Tot Baths: **2.0** Liv Areas: **1** Stories: **1**  
 Fireplaces: **1** Full Baths: **2** Dining Areas: **1** Pool: **Yes**  
 Sec Sys: **Yes** Half Baths: **0**

SqFt: **1,973 / Tax** Appraiser Name:  
 # Gar Spaces: **2** Cvrdrk Park: **2** Hdcp Am: **No**  
 # Carprt Spcs: **2** Garage Size: **20 x 20** Yr Built: **1978 / Preowned**  
 Acres: **0.359** Lot Dimen: Will Subdiv: **No**  
 HOA: **None** HOA Dues:  
 HOA Co: HOA Co.Phone:  
 Accessory Unit: Accessory Unit Type:

School Dist: **Garland ISD**  
 Elementary School: **Choice Of School** Middle School: **Choice Of School** High School: **Choice Of School**

Living Room: **26 x 20 / 1** **Built-in Cabinets** Breakfast Room: **11 x 9 / 1**  
 Kitchen: **16 x 9 / 1** **Built-in Cabinets, Concrete Countertop, Galley Kitchen** Master Bedroom: **19 x 16 / 1** **Linen Closet, Separate Vanities, Walk-in Closets**  
 Bedroom: **19 x 11 / 1** **Walk-in Closets** Bedroom: **15 x 13 / 1** **Built-in Cabinets, Walk-in Closets**  
 Utility Room: **9 x 8 / 1** **Built-in Cabinets**

Housing Type: **Single Detached** Fireplace Type: **Brick, Gas Starter, Wood Burning**  
 Style of House: **Traditional** Kitchen Equipment: **Built-in Microwave, Cooktop - Electric, Dishwasher, Disposal, Double Oven, Water Line to Refrigerator**  
 Lot Size/Acreage: **Less Than .5 Acre (not Zero)** Alarm/Security: **Fire/Smoke**  
 Lot Description: **Corner, Heavily Treed, Lrg. Backyard Grass** Flooring: **Carpet, Ceramic Tile**  
 Exterior Features: **Covered Deck, Covered Porch(es), Lighting System, Patio Covered, Sprinkler System** Heating/Cooling: **Central Air-Elec, Central Heat-Gas**  
 Construction: **Brick** Green Features:  
 Foundation: **Slab** Green Certification:  
 Roof: **Composition** Handicap Amenities:  
 Backyard Pool Feat: **Attached Spa, Diving, In Ground Gunite, Pool Perimeter Fence** Special Notes: **Survey Available**  
 Type of Fence: **Automatic Gate, Wood** Proposed Financing: **Cash, Conventional, FHA, VA**  
 Parking/Garage: **Attached, Garage, Rear** Possession: **Negotiable**  
 Street/Utilities: **City Sewer, City Water** Showing: **Centralized Showing Service**  
 Interior Features: **Cable TV Available, Decorative Lighting, Flat Screen Wiring, High Speed Internet Available, Paneling, Vaulted Ceilings, Window Coverings**

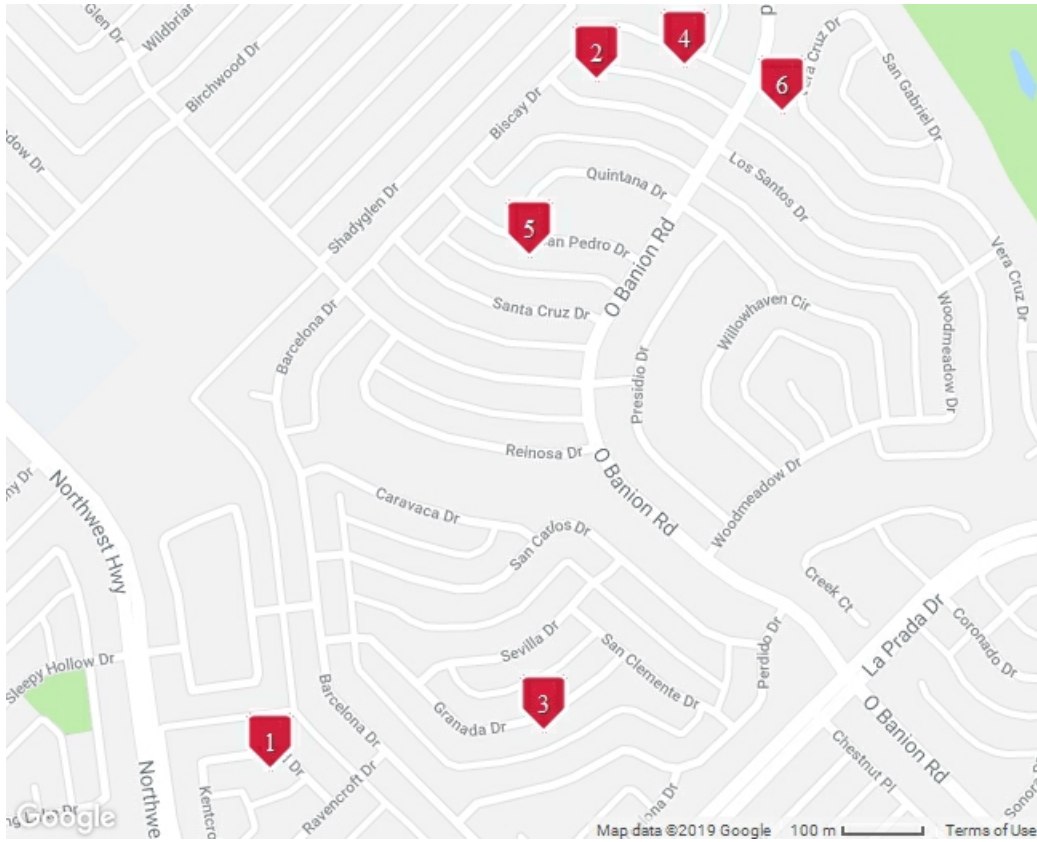
Restrictions: Easements:  
 Property Description: **Gorgeous home with so many extras. Including TWO MASTER BEDROOMS!! Sits on huge corner lot with RV parking plus 2 car garage and 2 car carport, large covered patio, beautiful and recently remodeled inground pool and spa with safety gate, and new board on board fence with electric gate. Must see to believe. Inside family room is oversized, galley kitchen has updated appliances, double oven, and concrete countertops. Tile throughout most of home. One of a kind home will sell fast! Hwy 635 South. Exit La prada and go right. Left on O'banion. Right on Biscay**  
 Public Driving  
 Directions:  
 Private Remarks:

SUB: **0%** BAC: **3%** Var: **Yes** List Type: **Exclusive Right to Sell/Lease** CDOM: **18** DOM: **18** LD: **09/17/2018** XD:  
 LO: **ALIC01 Century 21 Alicia Trevino, Rea (972) 613-4014** Fax: **(972) 613-4135** Off Website:  
 LO Addr: **2040 N. Beltline Rd. , #200 Mesquite, TX 75150** Office Email:  
 LA: **0429663 Maria Ammerman (214) 869-0622** Fax: **0550543** Brk Lic#: **0550543**  
 LA Cell: **LA Other: (972) 222-9866** Off Supervisor: **Ashley Ramos**  
 LA Email: **maria@mariaammerman.com** LA Website: **mariaammermanrealtor.com** Off Supervisor License#: **0557601**  
 LA 2: **LA 2 Contact:** Off Supervisor Phone#:  
 Pref Title Co: **One Nation Title** Location: **Mesquite**

Call: **CSS** Appt: **8178580055** Owner Name: **see agent**  
 Keybox #: **0000** Keybox Type: **Blue BT LE** Seller Type: **Individual(s)**  
 Show Instr: **one hour notice required** Occupancy:

Contract Date: **10/05/2018** Opt Exp Date: **10/12/2018** Sold Date: **11/01/2018** Slr Paid: **\$5,000** Sld\$/Acre: **\$685,237** SP: **\$246,000**  
 SO: **EBBY31 Ebby Halliday, REALTORS (972) 608-0300** Sld\$/SqFt: **\$124.68**  
 SA: **0628672 Caryn Kelley (214) 418-1352** SA Email: **carynkelley@ebby.com**  
 Closing Title Co: **No** Mortgage Co:  
 Third Party AP:  
 1st Fin: **Conventional** Years: Loan 1 Amount: Int Rt:  
 2nd Fin: Years: Loan 2 Amount: 2nd Int Rt:

## Cross Property Driving Directions



### 718 Trend Drive Garland 75043



MLS@#: [13851467](#)  
 Status: **S**  
 Price: **\$212,900**  
 SqFt: **1,390**  
 Beds: **3**  
 Bath: **2 (2 0)**

### 429 Los Santos Drive Garland 75043



MLS@#: [13842561](#)  
 Status: **S**  
 Price: **\$225,000**  
 SqFt: **1,728**  
 Beds: **3**  
 Bath: **2 (2 0)**

### 520 Granada Drive Garland 75043



MLS@#: [13956935](#)  
 Status: **S**  
 Price: **\$233,500**  
 SqFt: **1,877**  
 Beds: **3**  
 Bath: **2 (2 0)**

### 314 Biscay Drive Garland 75043



MLS@#: [13981781](#)  
 Status: **S**  
 Price: **\$237,500**  
 SqFt: **1,937**  
 Beds: **3**  
 Bath: **2 (2 0)**

### 522 San Pedro Drive Garland 75043



MLS@#: [13872250](#)  
 Status: **S**  
 Price: **\$239,999**  
 SqFt: **1,961**  
 Beds: **3**  
 Bath: **2 (2 0)**

### 202 Biscay Drive Garland 75043



MLS@#: [13936165](#)  
 Status: **S**  
 Price: **\$246,000**  
 SqFt: **1,973**  
 Beds: **3**  
 Bath: **2 (2 0)**



Jeremy Wright  
 JP & Associates Uptown  
 jeremy.k.wright@gmail.com  
 Ph: (210) 269-5188

CMA 1 - Line

Prepared By: Jeremy Wright

Listings as of 04/05/19 at 1:09 pm

Property Type is 'Residential' Status is one of 'Active', 'Coming Soon', 'Active Contingent', 'Active Kick Out', 'Active Option Contract' Status is 'Pending' Status Contractual Search Date is 04/05/2019 to 01/05/2019 Status is 'Sold' Status Contractual Search Date is 04/05/2019 to 06/09/2018 Latitude, Longitude is around 32.86, -96.63

**Residential**

<b>Sold Properties</b>															
MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	S\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM
13851467	718 Trend Drive	Garland	3	2/0	2/0/2	1971	Yes	1,390	\$153.17	0.365	\$199,900	\$212,900	07/03/2018	106.50	3
13842561	429 Los Santos Drive	Garland	3	2/0	2/1/2	1977	No	1,728	\$130.21	0.231	\$225,000	\$225,000	07/02/2018	100.00	6
13956935	520 Granada Drive	Garland	3	2/0	2/0/2	1975	No	1,877	\$124.40	0.162	\$234,900	\$233,500	11/16/2018	99.40	4
13981781	314 Biscay Drive	Garland	3	2/0	2/0/2	1976	No	1,937	\$122.61	0.183	\$235,000	\$237,500	12/28/2018	101.06	51
13872250	522 San Pedro Drive	Garland	3	2/0	2/0/0	1976	No	1,961	\$122.39	0.163	\$239,990	\$239,999	08/13/2018	100.00	21
13936165	202 Biscay Drive	Garland	3	2/0	2/2/2	1978	Yes	1,973	\$124.68	0.359	\$249,900	\$246,000	11/01/2018	98.44	18
<b># LISTINGS:</b>			<b>6</b>	<b>Medians:</b>	3	2/0	2/0/2	1976	1,907	\$124.54	0.207	\$234,950	\$235,500	100.00	12
			<b>Minimums:</b>	3	2/0	2/0/0	1971	1,390	\$122.39	0.162	\$199,900	\$212,900	98.44	3	
			<b>Maximums:</b>	3	2/0	2/2/2	1978	1,973	\$153.17	0.365	\$249,900	\$246,000	106.50	51	
			<b>Averages:</b>	3	2/0	2/1/2	1976	1,811	\$129.58	0.244	\$230,782	\$232,483	100.90	17	

**Quick Statistics ( 6 Listings Total )**

	Min	Max	Average	Median
<b>List Price</b>	\$199,900	\$249,900	\$230,782	\$234,950
<b>Sold Price</b>	\$212,900	\$246,000	\$232,483	\$235,500

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This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.