



**\$420,000**

- Pergola & Sparkling Pool
- Plantation Shutters
- Wood Flooring & Granite
- Sought After Neighborhood



**1109 Eton Dr**

**JJ Pearce**

**Richardson**

***Impeccably Maintained & Updated 1.5 Story Home with Backyard Oasis and Pool!  
Charming Neighborhood, Walk to Exemplary Elementary School and Park!***

- Brick Façade with Gorgeous Mature Trees and Beautiful Landscaping
- Pre Engineered Wood Flooring in Foyer, Family Room, Kitchen, Breakfast Room & Utility Room
- Formal Dining is Vaulted with Picture Frame Molding, Plantation Shutters & Double Doors to Kitchen
- Large, Inviting Family Room with Skylight, Molding, Built-In Shelves & Cabinets and Brick Fireplace with Gas Logs & Raised Hearth
- Wet Bar with Custom Wine Rack & Glass Storage, Cabinets, Sink and Granite Countertops
- Utility Room has Cabinets, Ceiling Fan & Addt'l Room for Extra Fridge
- Granite Kitchen with Rich, Cherry Cabinetry, Large Undermount Sink and Tumbled Stone Backsplash
- Gas Cooktop, Built-in Double Ovens, Dishwasher and Built-in Microwave with Vent
- Vaulted Breakfast Area w/Built-in Hutch with & Glass Front Cabinets, Bay Window Seat and Ceiling Fan
- Master Suite with Crown Molding, Tray Ceiling, Plantation Shutters & Sitting Area overlooking Porch, Walk in Closet with Shoe Shelf
- Master Bath has Vanity with His & Hers Sinks, Jetted Tub, Separate Shower, Built-in Linen Cabinet and 2 Walk-in Closets
- 3 Spacious Secondary Bedrooms with Plantation Shutters, Ceiling Fans and Large Closets, 2 Tiled Full Baths
- Upstairs features Game Room with Wet Bar, Access to Balcony which overlooks Pool & Trees
- Plenty of Storage throughout includes Halls Closets, Cedar Closet & Large Walk in Storage Closets
- 2 Car Garage w/Cabinets, Worktable
- **Backyard Oasis**
- 17' x 13' Covered Porch with Ceiling Fan, plus Recently Stained Pergola
- Sparkling Diving Pool with Bench Seating and Cleaning System
- Mature Trees & Grassy Side Yard
- Recently Stained BOB Fence

Updates: 2017-Roof, Gutters, Pergola & Fence Restained, Granite Counters & Front Door Hardware 2016-Wood Floors, Edging, Root Barrier, Pool Drain & Swale

**4 Bedrooms / 3 Baths / Family Room / 2 Dining / Game Room / Pool / 2 Car Garage**

MLS:	13710222	Great Room:	20 x 17	Kitchen:	15 x 9	Master Bedroom:	15 x 14
Year Built:	1978	Dining:	12 x 12	Breakfast:	9 x 9	2nd Bedroom:	14 x 11
Lot Size:	0.207 acres	Game Room:	17 x 13/2	Utility:	12 x 5	3rd Bedroom:	13 x 10
Square Feet:	2,813/Appr	Garage:	2 Car			4th Bedroom:	12 x 12

Schools: Richardson ISD      Mohawk Elementary      Richardson North Jr High      Pearce High School

\*Schools subject to verification through Richardson ISD



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