



# *2305 Chambray Drive*

## *Post Oak Crossing, Corinth*

*Offered at \$299,900*



### **SPACIOUS HOME WITH THREE LIVING AREAS AND TERRIFIC FEATURES!**

If you are looking for a home with spacious rooms, extra living space, nice features and a great community with amenities, this is the home for you! The attractive exterior is enhanced with pretty landscaping, and a tall front door welcomes guests. The design includes a family room, a gameroom, a sunroom and two dining areas. Four bedrooms and three and a half baths are also available, and a utility room completes the plan. The home features several windows with plantation shutters, and two inch blinds cover the remainder. Ceiling fans with lights are in many rooms. Ceramic tile and carpet is in most of the home. The two-story entry has crown molding. The dining room is enhanced with trim molding used as a wainscoting, crown molding and a handsome chandelier. The heart of the home is found in the family room, kitchen and casual dining area. If only one dining area is desired, the breakfast area is large enough to hold a sizable table, and the formal dining could become a study. The kitchen will impress all the cooks in the family. Abundant cabinets provide plenty of storage and workspace, and a large island with a vegetable sink allows more. A built-in desk with bookcases is great for menu planning or homework. There is plenty of room for all the family's activities in the comfortable family room where the fireplace will lend a cozy ambiance on cool nights. Windows view the back yard and allow natural light. The sunroom, located off the nook, is well-suited for a variety of uses. Owners will appreciate the restful master suite with a sizable bedroom and spa-like bath. The frameless shower enclosure is a luxurious touch. White cabinets with dual sinks and knee space offer good storage. A powder bath is available for guests, and a utility with cabinets completes the downstairs. Upstairs, there are three additional bedrooms, two baths and a game room. There is a built-in study station with bookshelves and one of the bedrooms has a private bath.

**Desc:** 4/3.1/3 LA/2CAR  
**Sq.Ft.:** 3,506\* TAX  
**Year Built:** 2001  
**Lot Size:** .204 ACRE\*  
**Area:** 41  
**City:** CORINTH  
**Zip:** 76210  
**County:** DENTON

**Lot:** 29  
**Block:** B  
**Subdivision:** POST OAK CROSSING  
 PH B

**Taxes:** \$7,265  
**HOA:** \$113 QUARTERLY

**Air:** CENTRAL/Elec/Zoned  
**Heat:** CENTRAL/Gas/Zoned  
**Gar:** 2 CAR, FRONT  
**Found:** SLAB  
**Roof:** COMPOSITION  
**Ext:** BRICK  
**Fence:** WOOD

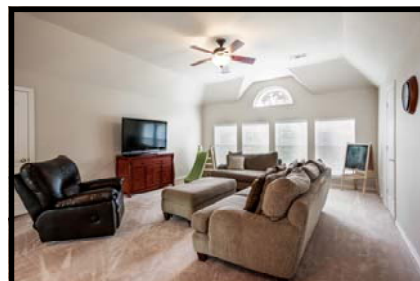
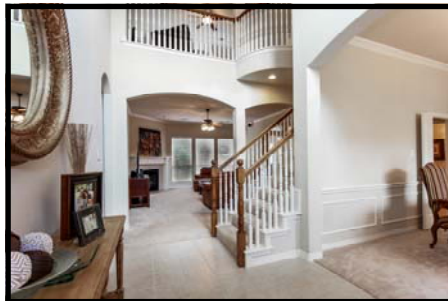
**Schools:** LAKE DALLAS ISD  
**Elem:** CORINTH  
**Middle:** LAKE DALLAS  
**High:** LAKE DALLAS

**Din Rm:** 14.10 X 11.8  
**Fam Rm:** 18.9 X 16.7 CF  
**Game Rm:** 18.7 X 16.7 CF  
**Sun Rm:** 14.0 X 10.6  
**Kit:** 12.9 X 14.7 Island  
**Breakfast:** 12.8 X 11.7 Desk  
**Utility:** 7.2 X 6.9  
**BR#1:** 19.1 X 13.5 CF  
**BR#2:** 14.2 X 12.0 CF  
**BR#3:** 15.0 X 11.10 CF  
**BR#4:** 14.0 X 12.5 CF

**MLS #:** 13203623  
**BBC:** 3%

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THE  
McCRORY TEAM

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