



**\$210,000**

- **2 Living Areas**
- **Large Backyard**
- **Roof, Gutters, Carpet, & Interior Paint 2018**



**1016 Albatross Ln**

**Paloma Creek**

**Aubrey**

***Charming One Story with Large Rear Porch and Grassy Back Yard  
Interior Paint, Recent Carpet, Wood Fence, Roof & Gutters—2018***

- Brick & Stone Façade with Covered Porch
- Spacious Kitchen w/Large Breakfast Bar and Skylight
- Open Dining Area with Chic Lighting
- Separate Pantry with Deep Shelving
- Vaulted Family Room with Ceiling Fan
- Wood Burning Fireplace
- Vaulted Master Suite with Walk-in Closet
- Master Bath with Dual Sinks, Separate Shower and Garden Tub
- Spacious Secondary Bedrooms
- Large Vaulted Game Room
- Utility Room for Washer & Dryer
- Large 13' x 8' Covered Porch
- Roof & Wood Privacy Fence—2018

**3 Bedrooms / 2 Baths / Living / Dining / Game / 2 Car Garage**

MLS: 13780996	Family Room: 16 x 15	Game Room: 12 X 12	Master Bedroom: 15 X 13
Square Feet: 1,740/Tax	Year Built: 2006	Kitchen: 17 X 10	2nd Bedroom: 14 X 10
Lot Size: 0.130 acre	Utility: 7 x 7	Dining: 12 x 10	3rd Bedroom: 14 x 10

Denton ISD: Paloma Creek Elementary    Navo Middle    Braswell High

\*Schools subject to verification through Denton ISD.

**kw**  
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