

MLS# 11656011 N Active 4177 Caldwell Avenue The Colony\* 75056-3036\* LP: \$109,990



**Category:** Residential  
**Area:** 9\*/1\* **Map:** DA\*/0553\*/G\* **Type:** Single Family **Orig LP:** \$109,990  
**Subdv:** Colony 29\* **Also For Lease:** No **Low:**  
**County:** Denton\* **Lake Name:** **Lst \$ / SqFt:** \$ 74.52  
**Parcel ID:** [SI9120a000230000000030000\\*](#) **Plan Dvlpmnt:**  
**Legal:** Colony No 29 Blk 230 Lot 3\*  
**Lot:** 3\* **Blk:** 230\* **Multi Prcl:** No **MUD Dst:** No **Unexempt Taxes:** \$2,909\*

**Bedrooms:** 3 **Tot Baths:** 2.0 **Liv Areas:** 1 **Dining Area:** 1 **Story:** 1 **Pool:** No  
**Fireplaces:** 1 **Full Baths:** 2 **Levels-1st:** 2 **2nd:** 3 **3rd:** 3 **Bsmt:**  
**Sec Sys:** No **Half Baths:** 0 **Levels-1st:** 2 **2nd:** 3 **3rd:** 3 **Bsmt:**  
**SqFt:** 1,476\* / Tax **Appraiser's Name:** **Yr Bilt:** 1986\* / Preowned **HdcpAm:**No  
**# Gar Spaces:** 2 **Gar Size:** 20X20 **# Carport Spaces:** Cvr'd Park: 2  
**Acres:** 0.128\* **Lot Dimen:** 51X110 **Will Subdiv:** No  
**Media:** [20 / 2 / 1](#) **Property** **HOA:** None **HOA Dues:** \$0 /  
**History:** [Y](#) **Document Storage:** 0 / 0 / 0

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**School Dist:** Lewisville ISD\*  
**Bus:** **Type:** E **Name:** ETHRIDGE **Living 1:** 18X15 / 1 **F Dining:** **Mstr BR:** 19X11 / 1  
**Bus:** **Type:** M **Name:** LAKEVIEW **Living 2:** **Breakfast:** 12X9 / 1 **Bedroom 2:** 11X10 / 1  
**Bus:** **Type:** H **Name:** THECOLONY **Living 3:** **Kitchen:** 12X11 / 1 **Bedroom 3:** 10X10 / 1  
**Bus:** Yes **Type:** **Name:** **Study:** **Other Rm:** **Bedroom 4:**  
**Type:** **Name:** **Utility:** 8X6 / 1 **Other Rm:** **Bedroom 5:**

<b>Housing Type</b> Single Detached	<b>Clay Construction</b>	<b>Street/Utilities</b> City Sewer City Water	<b>Cooktop-Electric</b> Dishwasher Disposal	<b>Central Heat-Elec</b> Heat Pump
<b>Style of House</b> Ranch	<b>Brick Siding</b>	<b>Interior Features</b> Vaulted Ceilings Water Softener Window Coverings	<b>Range/Oven-Electric</b>	<b>Possession</b> Closing/Funding
<b>Lot Size/Acreage</b> Less Than .5 Acre (not Zero)	<b>Foundation</b> Slab	<b>Bed/Bath Features</b> Dual Sinks Linen Closet Medicine Cabinet Walk-in Closets	<b>Utility Room</b> Dryer Hookup-Elec Separate Utility Room Washer Hookup	<b>Showing</b> Call-Key Box Contact Agent
<b>Lot Description</b> Cultivated Some Trees Subdivision	<b>Roof</b> Composition	<b>Parking/Garage</b> Attached	<b>Flooring</b> Carpet Laminate	<b>Heating/Cooling</b> Central Air-Elec
<b>Exterior Features</b> Covered Porch(es)	<b>Type of Fence</b> Chain Link Pipe	<b>Kitchen Equipment</b>		
<b>Soil</b>				

**Property Description:** Charming 3 Bedroom Cottage located on the West Peninsula sought after side of The Colony. Ideal for First Time Home Buyers and those wanting to down size. This home boasts a water softener, termite treatment with annual contract, UV windows making it energy efficient and vinyl siding. The foundation has a lifetime transferable warranty. Qualified buyers can use the \$10000 in assistance under the Housing Trust Fund through the TDHCA

**Exclusions:** Contact lender ccook@townsquarefinancial.com about HTF

**Directions:** Driving on 121 Toll take joesys Main Street exit and drive North to North Colony Blvd. Drive one mile and turn right on Ethridge right on Caldwell

**Private Remarks:** HTF is \$10000 interest free loan from the TDHCA repayable over 10 years with first payment starting after 5 years. Buyer must be below 80% AMI or \$49500 for family of 3 to qualify for Assistance.

<b>Loan Type:</b> Treat As Clear	<b>Bal:</b>	<b>\$ Equity:</b>	<b>\$ 0</b>	<b>Int Rate:</b>	<b>%</b>	<b>Pmt Type:</b>	<b>Payment: \$</b>
<b>Lender:</b>	<b>Orig Date:</b>	<b>2nd Mortg:</b>	<b>No</b>	<b>Possible Short Sale:</b>	<b>No</b>		
<b>SUB:</b> 3%	<b>BAC:</b> 3%	<b>Var:</b> No	<b>List Type:</b> Exclusive Right to Sell/Lease	<b>CDOM:</b>	<b>DOM:</b> 0	<b>LD:</b> 9/8/2011	<b>XD:</b> 12/9/2011
<b>LO:</b> DFWMH01	<b>DFW Metro Housing</b>	(972)625-2612	<b>Fax:</b> (214)973-1433	<b>Brk Lic#:</b> 0540061			
<b>LO Addr:</b> 5912 Heron Cove	The Colony, TX 75056		<b>Off email:</b>	<b>LO Website:</b> <a href="http://www.dfwmetrohousing.com">http://www.dfwmetrohousing.com</a>			
<b>LA:</b> 0540061	<b>Colin Rosenthal</b>	(214)704-4005	<b>Fax:</b> (214)666-3227				
<b>LA Cell:</b>	<b>LA Voice Mail:</b>		<b>LA Pager:</b>	<b>Agent Other:</b> (214) 704-4005			
<b>LA Email:</b> <a href="mailto:colin@dfwmetrohousing.com">colin@dfwmetrohousing.com</a>			<b>LA Website:</b> <a href="http://www.dfwmetrohousing.com">http://www.dfwmetrohousing.com</a>				
<b>Listing Agent 2:</b>			<b>Listing Agent 2 Contact:</b>				
<b>Preferred Title Co:</b> Fidelity National			<b>Location:</b> Preston Rd	(214) 521-1122			

**Call:** Agent **Appt:** (214) 704-4005 X: **Owner Name:** James & Kathryn Greer\*  
**Keybox #:** 6 **Keybox Type:** Combo **Seller Type:** Individual(s) **Occupancy:** Vacant  
**Show Instr:** Home is vacant go and show on Combo lockbox. Call agent for Combo Number **Owner Permission to Video:** Yes

Prepared By: Colin Rosenthal / DFW Metro Housing

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