

205 Edison Ln Fantastic home in Wylie!



Reasons that you'll regret if you let this property pass...

Features & Upgrades:

Great curb appeal & move-in ready! In 2016 - New roof, new low-e/double pane windows, new gutters, new carpet, new HVAC (SEER 14/R410-A). Open floorplan with vaulted ceilings; modern fixtures & neutral color scheme; M-bath w dual sinks, separate shower & soaking tub; huge walkin closet. Large kitchen with SS appliances, lots of 42" cabinets & granite-look w wood trim counters, pantry, and breakfast bar. Kitchen looks onto living, breakfast, & dining. Oversized 2-car garage w work bench. Relax with a cup of coffee on the large shaded patio or on the park bench under the covered porch and enjoy the yard w mature trees & great landscaping. Tuff shed (12x10). Excellent schools & great subdivision near downtown Wylie. Don't miss this sensational house!

MLS: <https://matrix.ntreis.net/matrix/shared/BwhClzXG2lc/205EdisonLane>

Virtual Tour, Photos, & 3d-Walkthrough: <https://www.seetheproperty.com/324380>

3D Walkthrough Tour: <https://my.matterport.com/show/?m=eVCZH4ivEKN>

Structural:

- HVAC (2016-SEER 14), electric water heater (50 gal/2005);
- Energy efficiencies – ceiling fans in multiple rooms; low-e double pane windows throughout; 12+” insulation
- 25-yr roof (replaced in 2016)

Outside

- Amazing curb appeal with beautiful brick work and landscaping;
- Stunning entrance with columns & covered [16'x7'] porch
- Shaded patio (in back) – 30' x 12'

General

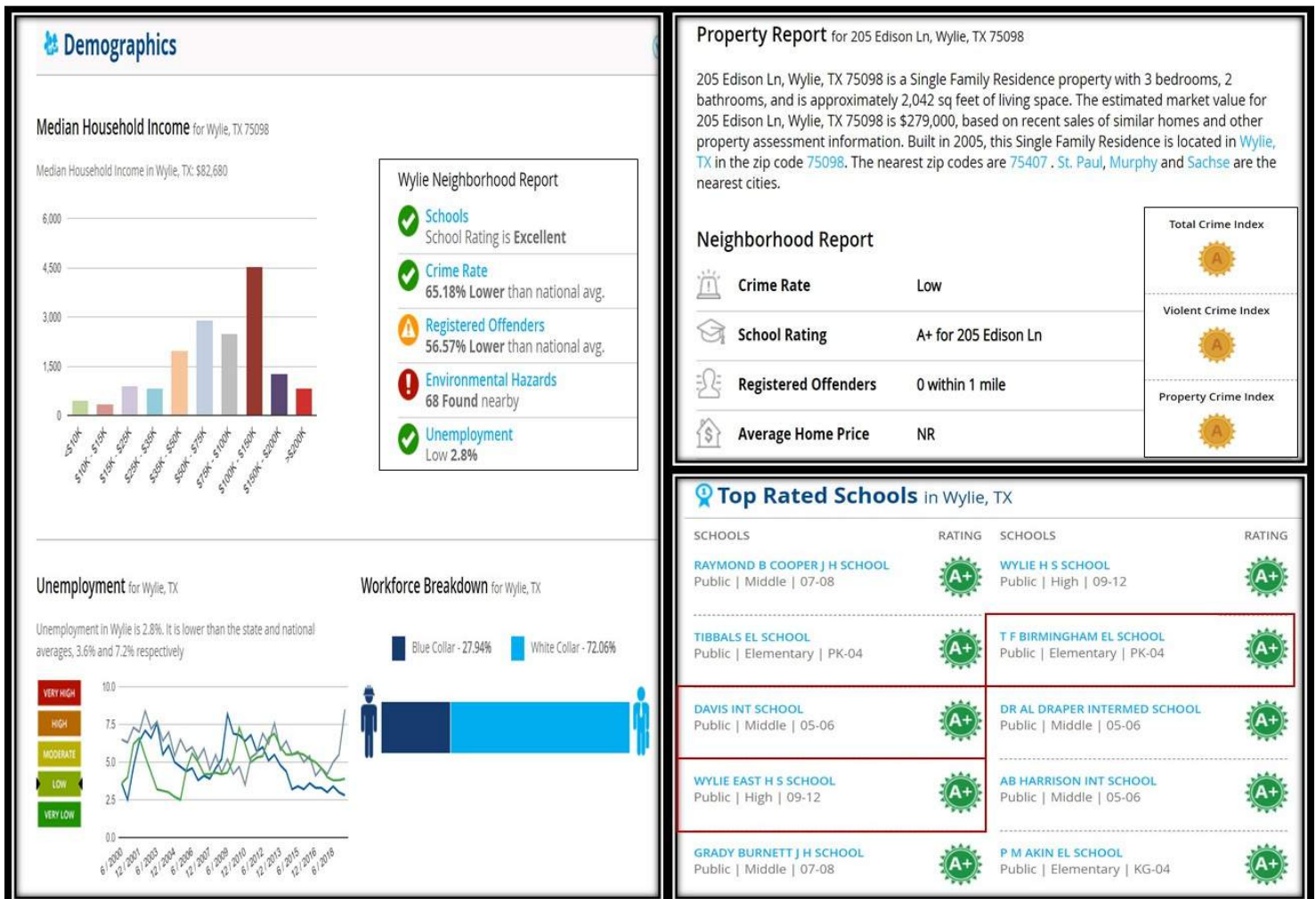
- Floorplan – Amazing open floorplan with three bedroom, 2 bath, formal living & dining, den/living, kitchen with breakfast bar, & pantry; separate utility room!
- Bathrooms – modern cabinets & fixtures, cultured marble counters; dual sinks in MBath, tile flooring
- Separate Laundry/Utility room [with lots of shelving & storage space]
- Various arched doorways; Ceiling fans in various rooms
- Gorgeous tile fire place with wood mantle and decorative insets
- 2-inch faux wood window blinds throughout
- Whole house security system [monitored]

Bonus:

- Oversized garage with work-bench and shelving
- Tuff Shed [12'x10'] with brick walkway

Location:

- [Wylie ISD](#) - great schools; [T F Birmingham Elem](#); [Davis Intermediate](#); [Wylie East HS](#)
- Walking distance to [Meadow View Estates Park](#), [Joel Scott Memorial Park](#); [Olde City Park](#); [shopping & entertainment](#);
- Minutes from [nearby employers](#), Bell Helicopter, L3 Technologies, GM, Lockheed, BNSF, NAS FW JRB, and many other major employers in the DFW area; [top employers in Collin County](#)
- Nearby access to hwy 78; DFW airport is 42 mins drive; downtown Fort Worth is ~62 mins & Dallas is ~36 mins



Send your offer today!