



"HOME IS WHERE THE HEART IS"

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Westgate Village Homes – Lot 159, 1504 Canyon Drive Lot & Home Information



4 BEDROOM / 3.5 BATH HOME, LARGE LOT **SELLER FINANCING AVAILABLE**
Fully Renovated Home w/ Carport, Deck, plus++ **MOVE-IN READY!**



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Stamped Concrete Driveways
Xeriscape Front Yard with drip irrigation, 2 Oak Trees
Perimeter Cedar Fences
Wrought Iron Gates
Spacious Carport
Front Entry Deck



Kitchen:
Custom Cabinets & Pantry
Stainless Steel appliances with wine/beverage fridge in island
Granite countertops

Large front bedroom with ensuite bathroom



Bedrooms 2 and 3 with shared full bathroom
Each bedroom with separate mini-split HVAC with remote
Ample lighted closet space with sliding mirror glass doors

Large Laundry room and Powder Room





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Large Master Bedroom with Dual pane Windows & Blinds

Ample Closet space with mirrored sliding doors

Two Ceiling Fans w/ Remote Dimmable ceiling lights

Separate Exit Door To Deck and Courtyard



Master Bathroom Dual Sinks, Linen Cabinet Private Toilet Room Large Storage Closet



Entrance Front & Rear Decks with cedar posts and beams, wrought iron and oak railings; wall sconces and ceiling lights



Large 70' wide x 135' depth lot; Interior Courtyard space with Oak Tree; Rear block wall (not shown), 12'x12' Storage Shed



Side Metal Carport, sliding entry gate with remote; electronic lock access pedestrian gate; rear stairs with pet shed; storage shed

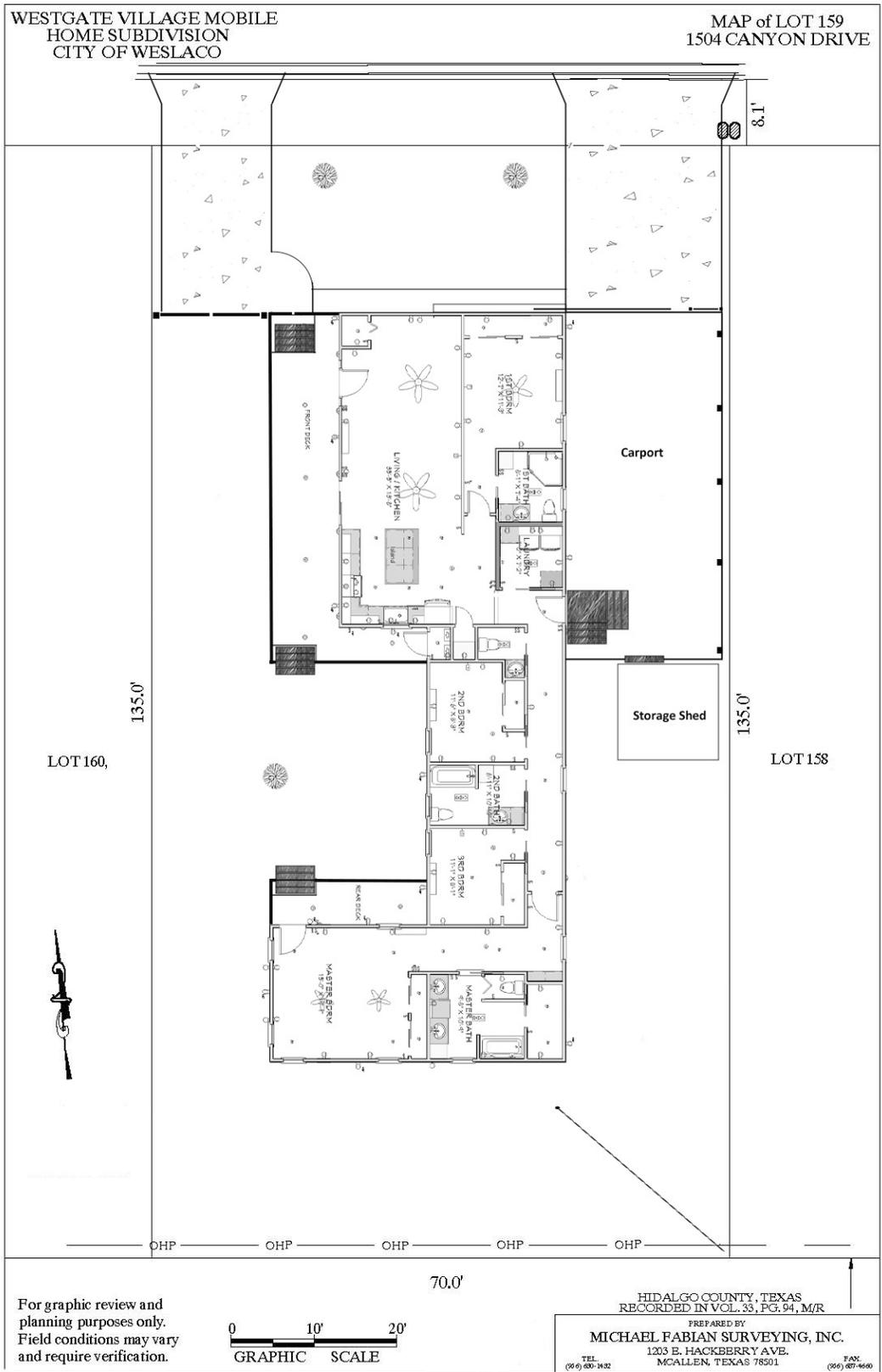




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Improved Property Plat Map





Features & Specifications

Lot No. / Address:	Lot 159, 1504 Canyon Drive, Weslaco, TX 78599
Lot Dimensions (Area):	70.00' X 135.00' (9,450 SF / 0.217 Acre)
Driveway-Dimensions (Area):	Two driveways; Eastside: 14' X 70' (980 SF) extended driveway, rolling gate access, large metal carport; Westside: 12' x 32' extended driveway, two swinging gates
Fencing Type:	6' high cedar fencing (East & West side) 8' high cedar and concrete block at rear, with future rear access driveway gate.
MH Dimensions (Area):	Original Singlewide, 16.0' X 86.0' (1,376 SF) expanded by two areas front and back (616 SF) plus 10'x 40' front deck; and rear 6' x 20' deck.
Configuration: BR/BA:	Altered floor plan from 3 BD/2 BA to 4 BD/3.5 BA 4 BR / 3.5 BA with front Bedroom with en-suite bathroom (tiled shower), large master bedroom at rear with en-suite bathroom; two large bedrooms with shared full-size bathroom; centrally located powder room
Manufacture, Model & Year:	<u>Fully renovated</u> 1998 Crest Ridge; Label: NTA0737484, CRH2TX1435; Wind Zone 1 / Climate Zone 1

Features & Amenities:

- Fully Renovated**
- New Metal Roof**
- New Flooring**
- New Appliances**
- New Mini-Split Systems**
- Carport & Storage Shed**
- Perimeter Fenced Yard**

Move In NOW!

HVAC: Five separate mini-split systems for controlled Heating/Cooling for each bedroom (1 Ton) and the main living area (2 Ton).
 Ceiling fans in the main living area and master bedroom; flush ceiling lights throughout with dimmer controls in main living area and master.
 Exterior walls/ceiling: sprayed on, closed cell foam insulation.
 Kitchen: new cabinetry; new appliances Range-Cooktop, Micro-Wave oven; Refrigerator; dishwasher and beverage refer in center island.; Granite countertops and backsplash accents; Ample walk-in pantry
 Vaulted Ceilings throughout home; pocket doors through-out
 Two New Tankless electric water heaters; front and rear; connected
 Large laundry area for full sized washer/dryer units with cabinetry
 Front façade wall, faux rock; horizontal siding; cedar trim
 Decorative rock skirting: Vinyl, vented panels concealing foundations
 Exterior Electric: Plug-receptacles at front deck and rear door
 Landscape Irrigation: Plumbed hose bibs on all sides of the home. Selected drip and sprinkler irrigated areas with 6-zone controller; Landscaping front and back;
 Large center courtyard.
 12' x 12' Storage Shed with full electrical hook up.

Electric:	Magic Valley Electric Cooperative
Water & Sewer/Refuse:	City of Weslaco
Cable/WiFi/Phone:	Spectrum, Dish, Frontier, Direct TV all available
Local Public Schools	Weslaco ISD:
• Elementary School:	Cleckler-Heald Elementary School
• Middle School:	Beatriz G. Garza Middle School
• High School:	Weslaco High School

***DISCLAIMER*:**

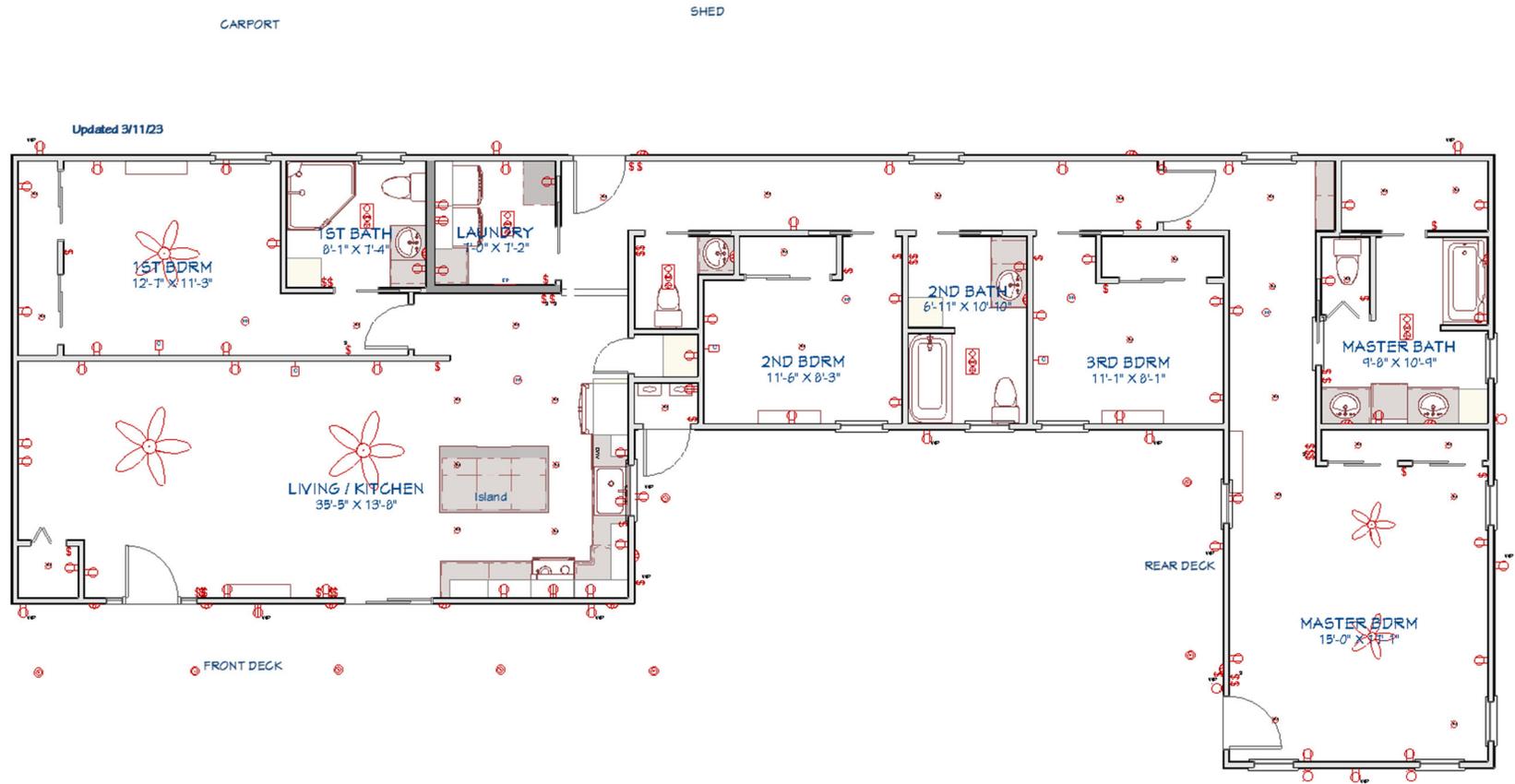
Lot Features, Home Features and Amenities, Graphic representations are believed to be accurate at the time of publication but may be subject to change, and will be updated by DMI Westgate, LLC from time to time, as necessary.



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Graphical Floor Plan



Graphic depiction, subject to change