



**\$515,000**

- **Hardwoods Floors**
- **Recent Carpet Install**
- **Bonus Living Space**
- **Gated Community with Guarded Entrance**



**363 Hitching Post Drive**

**Heritage Ranch**

**Fairview**

***Stunning Single Story with Spectacular Golf Course Views!  
Great Location and Amenities in Beautiful Guard Gated Heritage Ranch!***

- Brick Façade with Front Porch
- Walk-up Adorned with Mature Trees and Lush Landscaping
- Soaring Ceilings Throughout Property
- Entry has Hardwood Floors, Double Crown Molding and 8-foot Front Door
- Formal Dining with Double Crown Molding, Chair Rail, Picture Molding, Tray Ceiling and Chandelier
- Study features Double Doors and Double Crown Molding
- Bonus Room connected to Master Bath has Hardwood Floors and Double Doors
- Open Family Room has Hardwood Floors, Built-In Cabinetry, Cast Stone Gas Log Fireplace and Backyard Views
- 2 Car Garage
- Kitchen offers Hardwood Floors, Corian Counters, Walk-In Pantry, Abundance of Built-In Cabinetry and Breakfast Bar for Additional Seating with Pendant Lights
- Charming Breakfast Area with Hardwood Floors and Great Natural Light
- Master Retreat with Hardwood Floors, Tray Ceiling and Ensuite with Dual Sinks, Soaker Tub and Separate Shower
- Split Second Bedroom
- Second Full Bathroom with Stand-Up Shower
- Utility Room has Built-In Cabinetry and Room for Full Size Washer, Dryer and Fridge
- Covered Back Patio Extended by Flagstone and Covered by Cedar Pergola extends to Grassy Area and Wrought Iron Fence
- Water Heater 2019 / Carpet 2022

**Heritage Ranch** is an active 55+ golfing community offering a gate guarded entrance, indoor & outdoor pools, fitness center, tennis courts, bocce ball & croquet courts, game rooms, arts & crafts facilities, walking & cycling paths and well-maintained common areas.

**2 Bedrooms / 2 Baths / Living / 2 Dining / Study / Bonus Room / 2 Car Garage**

MLS:	20164970	Family Room:	14 x 18	Kitchen:	13 x 9	Master Suite:	11 x 19
Year:	2003	Formal Dining:	11 x 12	Breakfast:	11 x 9	Bedroom 2:	10 x 10
Square Ft:	2,172/tax	Study:	11 x 13	Bonus Room:	12 x 10	Utility:	7 x 6
Lot Size:	0.12 acre						

Lovejoy ISD: Puster Elementary Sloan Intermediate Willow Springs Middle Lovejoy High

\*Schools subject to verification



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reality group

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