STYLECRAFT
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Questions?
979-310-0639

9561 Friedlander Way TYLER, TX 75703

[Caddo Woods at the Brooks Community]



PRICE:

~~$355,800~~

$346,900

1,654 Ft²

4 Bedrooms

2 Bathrooms

2 Car Garage

Single-story living with four bedrooms! This 1,654 sq ft Modern 1651 plan in Caddo Woods at The Brooks has a three-sided brick and James Hardie® siding exterior, a covered front porch, and a two-car garage. Inside, 10-foot ceilings in the entry and foyer open into a large living, dining, and kitchen area.

The kitchen has a center island, granite countertops, a tile backsplash, 42" upper cabinets with soft-close drawers, pendant lighting, a pantry, and stainless steel GE® appliances. The primary bedroom sits away from the other bedrooms and has a walk-in closet. Its bath has dual sinks, a garden tub with tile surround, and a separate shower with a raincan shower head. Two of the secondary bedrooms also have walk-in closets.

Shaw® vinyl plank flooring runs through the main living areas, with Shaw® tile in every bath. Energy-efficient features include a tankless water heater, R-38 ceiling insulation, a standalone fresh air system, and a programmable thermostat. Outside, you'll find a 6' privacy fence, full Bermuda sod, and a full-yard irrigation system.

Upgrades Included: Under Cabinet Lighting, Integral Miniblinds in the Rear Door, and an Upgraded Single Basin Kitchen Sink

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