



***P. O. Box 610 ★ 670 N. Hwy. 289  
Prosper, Texas 75078  
972-346-3333 ★ Fax 972-346-3430***

**4.6 ACRES  
7007 SLEEPY HOLLOW ROAD  
McKINNEY, TEXAS**

**Location :** 7007 Sleepy Hollow Rd.

**Price :** \$ 225,000

**Utilities :** Electricity, Water, Phone, Septic Tank

**Zoning :** Residential

**Features :** Cute Country Home with Detached Garage Converted Into Living Space or Office. 1,500 sq. ft. Barn with Wildlife 8' Fence on North East Corner of Property. Horses Permitted.

**Property ID :** LC

The information herein is furnished by Collin County Land Company to the best of our knowledge, but is subject to verification by purchaser, and agent assumes no responsibility for correctness thereof. The sale offering is made subject to errors, omissions, changes of price, prior sale or withdrawal without notice. In accordance with the Law, this property is offered without respect to race, color, creed, national origin, sex, familial status or disability. This is not intended to solicit property currently listed.

<b>MLS# 11452849</b>		<b>Active 7007 Sleepy Hollow Road</b>		<b>Mckinney* 75071-6806*</b>		<b>LP: \$225,000</b>	
		<b>Category: Residential</b>		<b>Type: Single Family</b>		<b>Orig LP: \$225,000</b>	
		<b>Area: 59'1" Map: DA*/0258*/R*</b>		<b>Also For Lease: No</b>		<b>Low:</b>	
		<b>Subdv: Sleepy Hollow*</b>				<b>Lst \$ / SqFt: \$ 111.39</b>	
		<b>County: Collin*</b>		<b>Plan Dvlpmnt:</b>			
		<b>Parcel ID: R1191000004c1*</b>		<b>Legal: Sleepy Hollow, Lots 4c &amp; 5b</b>			
<b>Lot: 4c5b Blk: Multi Prcl: No</b>		<b>MUD Dst: No</b>		<b>Unexempt Taxes: \$3,832*</b>			
<b>Bedrooms: 3 Tot Baths: 2.0 Liv Areas: 1 Dining Area: 1</b>		<b>Story: 1 Pool: No</b>					
<b>Fireplaces: 1 Full Baths: 2 Levels-1st: 1 2nd:</b>		<b>3rd: Bsmt:</b>					
<b>Sec Sys: No Half Baths: 0 Levels-1st: 0 2nd:</b>		<b>3rd: Bsmt:</b>					
<b>SqFt: 2,020* / Tax</b>		<b>Yr Blt: 1984* / Preowned</b>		<b>HdcpAm: No</b>			
<b># Gar Spaces: 0</b>		<b>Gar Size: # Carport Spaces: 0</b>		<b>Cvrd Park: 0</b>			
<b>Acres: 4.604*</b>		<b>Lot Dimen: 4.604 acres</b>		<b>Will Subdiv: No</b>			
<b>Media: 4 / 0 / 0 Property</b>		<b>HOA: None</b>		<b>HOA Dues: \$ /</b>			
<b>History: Y</b>		<b>Documents: 0 / 0 / 0</b>					
<b>Living 1: 18X27 / 1</b>		<b>F Dining: 9X11 / 1</b>		<b>Mstr BR: 15X19 / 1</b>			
<b>Living 2:</b>		<b>Breakfast:</b>		<b>Bedroom 2:</b>			
<b>Living 3:</b>		<b>Kitchen:</b>		<b>Bedroom 3:</b>			
<b>Study:</b>		<b>Other Rm:</b>		<b>Bedroom 4:</b>			
<b>Utility:</b>		<b>Other Rm:</b>		<b>Bedroom 5:</b>			
<b>Housing Type</b>	<b>Tank/Pond</b>	<b>Roof</b>	<b>Decorative Lighting</b>	<b>Oven-Electric</b>	<b>Window Unit</b>		
Single Detached	Exterior	Composition	Bed/Bath Features	Utility Room	Assumption Info		
<b>Style of House</b>	<b>Features</b>	<b>Parking/Garage</b>	Separate Shower	Other	Not Assumable		
Ranch	Stable/Barn	Uncovered	<b>Fireplace Type</b>	<b>Flooring</b>	<b>Possession</b>		
<b>Lot Size/Acreage</b>	<b>Soil</b>	<b>Street/Utilities</b>	Brick	Carpet	Closing/Funding		
3 Acres to 4.99	Black	MUD Water	<b>Kitchen Equipment</b>	Vinyl	<b>Showing</b>		
<b>Acres</b>	<b>Construction</b>	<b>Common Features</b>	Dishwasher	<b>Heating/Cooling</b>	Agent Or Owner		
<b>Lot Description</b>	Wood	Private	Disposal	Central Air-Elec	Present		
Acreage	<b>Foundation</b>	Lake/Pond	Drop-In Range/Oven-	Central Heat-			
Horses Permitted	Pier & Beam	<b>Interior Features</b>	Elec	Elec			
<b>Property Description:</b> Cute country home with detached garage converted to living space or for office space. 1,500 sf barn, partial 8' wildlife fencing.							
<b>Directions:</b> North on FM 1461 from Hwy. 380, left on Wilmeth, left at CR 124 to Sleepy Hollow, turn left and stay left at split to property on right							
<b>SUB: 3% BAC: 3% Var: No List Type: Exclusive Right to Sell/Lease</b>		<b>CDOM: 19 DOM: 19 LD: 7/30/2010 XD: 12/29/2010</b>					
<b>LO: CCLC01 Collin County Land Company</b>		<b>Fax: (972)346-3430</b>		<b>Brk Lic#: 0197120</b>			
<b>(972)346-3333</b>		<b>Off email: kwebster@collincountylandcompany.com</b>		<b>LO Website: http://www.collincountylandcompany.com</b>			
<b>LO Addr: P.O. Box 610 Prosper, TX 75078</b>		<b>Fax:</b>		<b>Agent Other: (214) 957-5875</b>			
<b>LA: 0197120 Kathy Webster (214)957-5875</b>		<b>LA Pager:</b>					
<b>LA Cell: (214)957-5875 LA Voice Mail:</b>		<b>LA Website: http://www.collincountylandcompany.com</b>					
<b>LA Email: kwebster@collincountylandcompany.com</b>		<b>Location:</b>					
<b>Preferred Title Co:</b>							
<b>Call: Other</b>	<b>Appt: (214) 543-0892 X:</b>	<b>Owner Name: See agent</b>					
<b>Keybox #: 0000</b>	<b>Seller Type: Individual(s)</b>	<b>Occupancy: Tenant</b>					
<b>Show Instr:</b> Call Landon Calhoun 214-543-0892 to show. Home is occupied by tenant and requires 24 hour showing notice.						<b>Owner Permission to Video:</b>	

Prepared By: Kathy Webster / Collin County Land Company

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MLS#: 11452849 -- 7007 Sleepy Hollow RD McKinney

Document Storage



Side view of home



Detached air conditioned building



Barn



8' fencing on part of property

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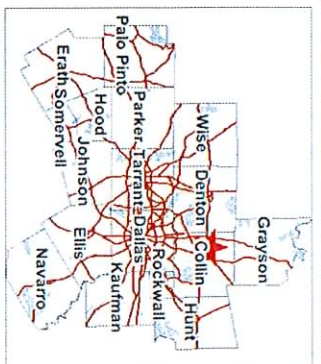
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# 4.6 AC McKinney, TX



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## Legend

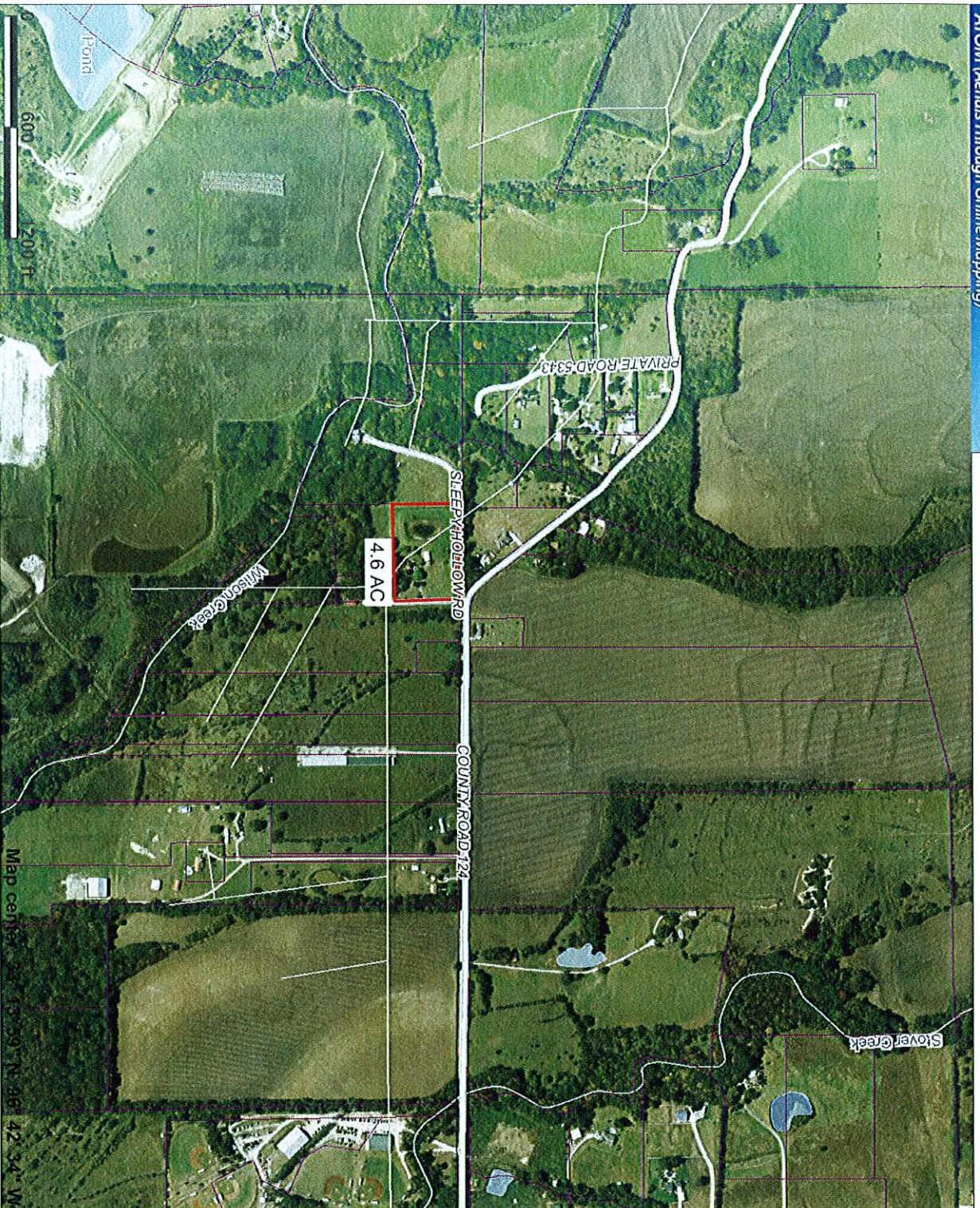
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- Fannin Major Roads
- County Boundaries
- Dallas Roads
- Denton Roads
- Ellis Roads
- Erath Roads
- Hood Roads
- Hunt Roads
- Johnson Roads
- Kaufman Roads
- Navarro Roads
- Palo Pinto Roads
- Parker Roads
- Rockwall Roads
- Somervell Roads
- Tarrant Roads
- Wise Roads
- Roads10
- Collin County - Parcels
- Parks
- Airports
- Streams
- Lakes
- Aerials
- Current City Limits
- County



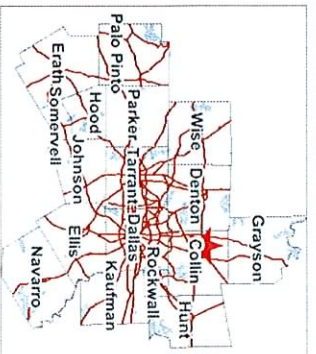
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## 4.6 AC McKinney 2



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### Legend

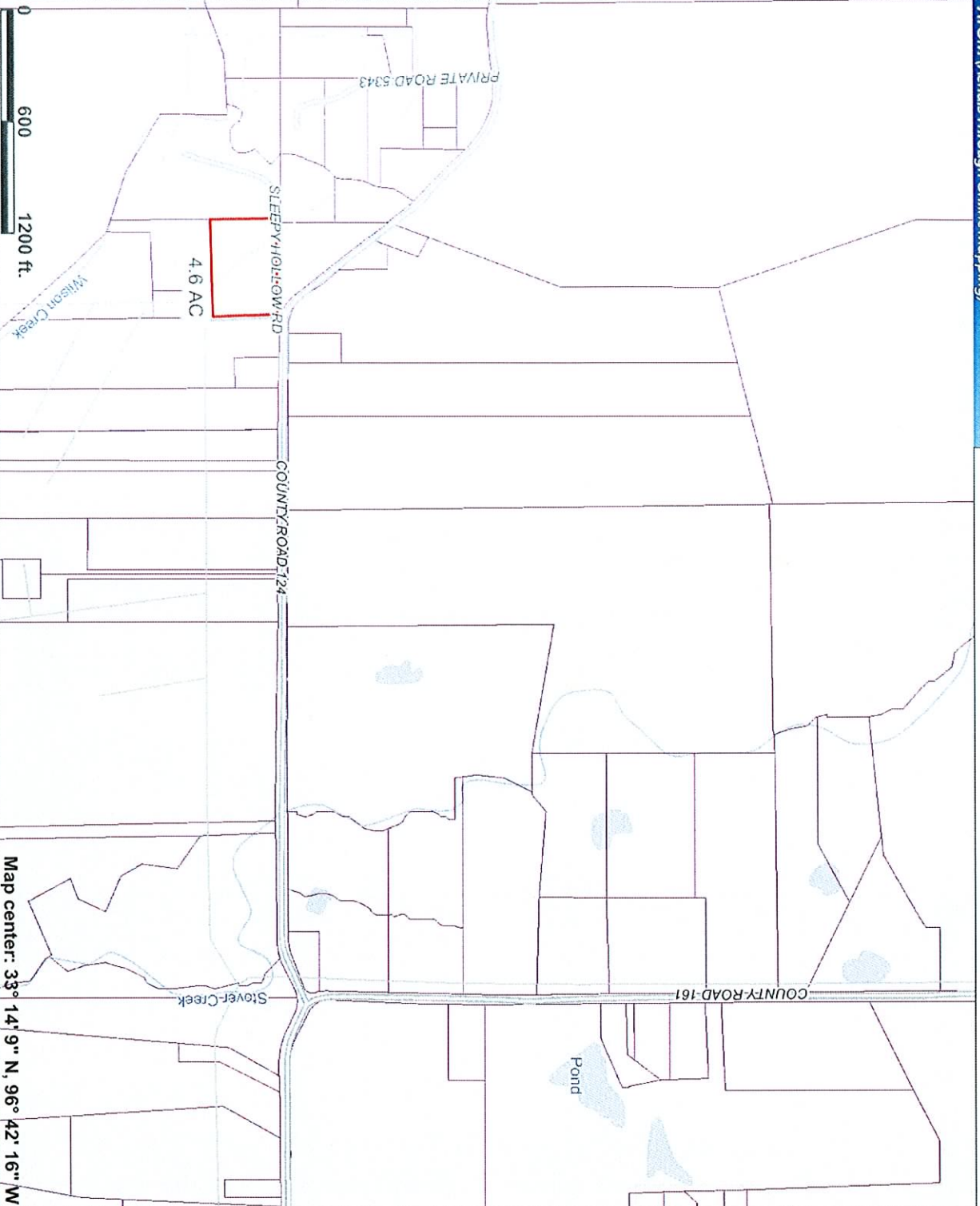
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- Wise Roads
- Roads 10
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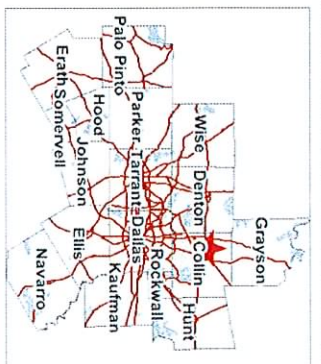
Scale: 1:9,970



## 4.6 AC McKinney Locator Map



Map center: 33° 14' 9" N, 96° 42' 16" W



### Legend

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Scale: 1:9,970

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