



## Spacious Two Story!

Spacious southern home with covered porches, custom detailed moldings, and decorative lighting throughout. From the grand entry with hardwood floors enter into the study and formal dining room. Open concept floor plan features a grand family room with gas log fireplace and detailed moldings. Family room is open to the kitchen featuring a breakfast bar, custom countertops, Bosch stainless steel appliances, gas stove, walk in pantry, and shutters. Master features dual vanities, jetted tub, and large walk in closet. Upstairs features large game room with dry bar and custom shelving, three bedrooms and bath with dual sinks. Entertaining backyard with two tiered patio and pergola. Neighborhood pool and park. Zoned Guyer.



## Welcome home to 3609 Stanford Drive

- 3609 Stanford Drive | Denton | 76210
- 4 Bedrooms | 2.5 Bath | 2 Car | 2835 SqFt
- Custom Counter Tops
- Stainless Steel Bosch Gas Appliances
- Detailed Moldings Throughout
- Two Tiered Patio with Pergola
- Neighborhood Pool and Park
- Guyer High School

Aaron Kile



Each office is independently owned and operated.

Aaron Kile  
REALTOR

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3609 STANFORD DRIVE, DENTON, TX 76210

## AREA REPORT

### CONVENIENT

This home is in a **convenient** area. Some daily errands in this location **require a car** and most major services are within **2** miles.



PHARMACY



CLEANERS



GAS



ATM



GYM



0.5 MILES

1.1 MILES

1.2 MILES

1.3 MILES

1.5 MILES



COFFEE



MEDICAL



GROCERIES



MOVIE THEATER

2.9 MILES

2.9 MILES

2.1 MILES

1.7 MILES



**DISCLAIMER:** The information in this report is from third-party sources and its accuracy cannot be guaranteed.



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## OUTDOOR REPORT

### THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

### POPULAR



GOLF COURSE  
TIMBERLINKS GOLF CLUB

1.5 MILES



PARK  
SOUTH LAKES PARK

2.4 MILES



WITHIN 10 MILES

11 GOLF COURSES

7 PARKS



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## FOOD REPORT

### NEIGHBORHOOD EATS

This home is located near **72** moderately priced restaurants and has an **average** variety of cuisines.

81

★★★★★ +  
WITHIN 5 MILES

\$

\$\$\$

\$\$\$\$

\$\$\$\$\$

53

19

3

0

### GOOD EATS BY CATEGORY

AMERICAN .....	17
MEXICAN .....	11
FAST FOOD .....	9
PIZZA .....	7
INTERNATIONAL .....	5
ASIAN .....	4
CAFES .....	4
COFFEE AND TEA HOUSES .....	4
BARs .....	4
SEAFOOD .....	3
OTHER .....	10



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## SCHOOL REPORT

### SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also **4** private schools and **1** charter school within **5** miles.

PK-5

NELSON ELEMENTARY SCHOOL  
ASSIGNED

7 RATING

6-8

CROWNCOVER MIDDLE SCHOOL  
ASSIGNED

8 RATING

9-12

GUYER HIGH SCHOOL  
ASSIGNED

8 RATING

1.4 MILES

1.5 MILES

2.9 MILES



**DISCLAIMER:** School data is provided by Great Schools, ATTOM Data Solutions and agent selection. It is intended for reference only. Contact the school or district directly to verify enrollment eligibility.