

2212 Fred Smith Parkway, Celina, Texas 75009

MLS#: 20793561 **N Active**
Property Type: Residential

2212 Fred Smith Parkway Celina, TX 75009-3538
SubType: Single Family

LP: \$1,950,000
OLP: \$1,950,000

Recent: 12/09/2024 : **NEW**



Also For Lease: N
Subdivision: COLLIN COUNTY SCHOOL LAND
County: Collin
Country: United States
Parcel ID: [R616800105101](#)
Lot: **Block:** 1
Legal: ABS A0168 COLLIN COUNTY SCHOOL LAND #16 SURVE
Unexmpt Tx: \$6,792
Lst \$/SqFt: \$1,223.34
Lake Name:
Lse MLS#:
Plan Dvlpm:
MultiPrcl: No **MUD Dst:** No
PID:No

Beds: 3 **Tot Bth:** 2 **Liv Area:** 1
Fireplc: 0 **Full Bath:** 2 **Din Area:** 1 **Pool:** Yes
Half Bath: 0 **Adult Community:**
Smart Home App/Pwd: No

SqFt: 1,594/Assessor
Appraiser:
Yr Built: 1983
Lot Dimen:
Subdivide?: No
HOA: None
HOA Mgmt Email:

Hdcp Am: No
Horses?:
Prop Attached: No
Acres: 5.526

Garage: Yes/3
Attch Gar: No
Carport: 0
Cov Prk: 3
Gar Size:

HOA Co:
HOA Website:
School Information

School Dist: Celina ISD
Elementary: Bobby Ray-Afton Martin
Primary:

Middle:
Jr High: Celina

High: Celina
Sr High:

Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Bedroom-Primary	/ 1	Walk-in Closet(s)	Laundry	/ 1	
Kitchen	/ 1	Breakfast Bar	Living Room	/ 1	

General Information

Housing Type: Single Detached
Style of House: Traditional
Lot Size/Acres: 5 to < 10 Acres
Soil:
Heating: Central, Electric
Roof: Composition
Construction:
Foundation: Slab
Basement: No
Possession: Closing/Funding
Fireplace Type: None
Flooring:
Levels: 1
Type of Fence: Barbed Wire, Pipe, Privacy
Cooling: Central Air, Electric
Accessible Ft:
Patio/Porch: Deck
Special Notes: Aerial Photo
Listing Terms: Cash, Conventional

Features

Appliances: Other
Laundry Feat: Dryer - Electric Hookup, In Utility Room, W/D - Full Size W/D Area, Washer Hookup
Interior Feat: Built-in Features, Eat-in Kitchen, High Speed Internet Available, Walk-In Closet(s)
Exterior Feat: Covered Deck, Covered Patio/Porch, Outdoor Living Center, Private Yard
Park/Garage: No Garage
Pool Features: In Ground
Street/Utilities: Septic
Lot Description: Acreage, Few Trees, Interior Lot, Lrg. Backyard Grass

Remarks

Property Description: This beautiful 5.5-acre property has an abundance of potential and charm. With 388 feet of road frontage on Fred Smith, it offers privacy and easy access. This home could also serve as an office or rental property with its versatile layout. The spacious 1,594 sqft home includes 3 bedrooms and 2 bathrooms. This property sits between The DNT and Preston Rd., just to the East of the future Legacy Rd. The outdoor space is truly a highlight, featuring a stunning in-ground pool with plenty of room for entertaining guests. Whether you're relaxing by the pool or enjoying outdoor activities, this property has something for everyone. The large property offers ample room for any hobbies you may have, from fishing in the pond to exploring the outdoors or simply enjoying the peace and tranquility of country living. In addition to the main home, there is also a 3-bedroom, 2-bathroom guest house, making it ideal for visitors or extra

office space or rental. This property is located just outside the City Limits, within the ETJ, offering the perfect blend of rural living with convenient access to nearby amenities.

Public Driving Directions:

From Hwy 289 (Preston Road) in Celina, go West on E Pecan Street, South on Oklahoma Street, West on FM 455 and West on County Road 9 (W Fred Smith Pkwy). Property will be on the left. GPS address as well

Financial Information

Loan Type: Treat As Clear	Bal:	Payment:	
Pmt Type:	Lender:	Orig Date:	2nd Mortg: No
Seller Concessions: Yes			

Agent/Office Information

CDOM: 0	DOM: 0	LD: 12/09/2024	XD: 06/09/2025
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List Type: Exclusive Right To Sell

List Off: [Texas Homes and Land \(TXHL01C\) 214-908-5468](#)

LO Addr: 147 N Ohio St Celina, Texas 75009

List Agt: [Coryann Johnson \(0450333\) 214-908-5468](#)

LA Email: coryann@texashomesandland.com

LA Website: www.texashomesandland.com

Off Web: <http://www.texashomesandland.com>

Pref Title Co: Fidelity Title-Dana

LO Fax: **Brk Lic:** 0450333

LO Email: coryann@texashomesandland.com

LA Cell: 214-908-5468 **LA Fax:**

LA Othr: **LA/LA2 Texting:** Yes/

LO Sprvs: **Coryann Johnson (0450333) 214-908-5468**

Location: 411 W Pecan St, Celina 469-202-3125

Showing Information

Call:	Appt: (800) 257-1242	Owner Name: Mills
Keybox #: 00000	Keybox Type: Supra	Seller Type: Standard/Individual
Show Instr:		
Show Srvc: BrokerBay		
Showing: Appointment Only		

Prepared By: Coryann Johnson Texas Homes and Land on 12/09/2024 14:42

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