



\$ 439,900



12214 Avila Dr, Kansas City, MO 64145

- » Beds: 3 | Baths: 2 Full, 2 Half
- » MLS #: 2519536
- » Single Family | 3,702 ft<sup>2</sup> | Lot: 4,924 ft<sup>2</sup>
- » More Info: [12214AvilaDr.IsForSale.com](https://12214AvilaDr.IsForSale.com)



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Remarks

Located in the desirable Timber Trace community, this free-standing, maintenance-provided home offers a perfect blend of one-level living with plenty of space for family gatherings. The main level features an elegant living and dining area with plantation shutters and a see-through vented gas log fireplace (inspected yearly) connecting to the hearth room and kitchen, creating a warm, inviting environment. Walk in pantry and a main-level laundry room add to the ease of everyday living. Enjoy tree top views from the screen porch or outside deck right off the kitchen. The spacious primary suite features a newly renovated bathroom and walk in closet. The inviting lower level is designed for relaxation and entertainment, with a large family room ideal for movie or game nights and new fireplace with ventless insert. It also includes two additional bedrooms with a Jack-and-Jill bath, plus a versatile daylight bonus room currently used as an extra bedroom. High ceilings and large windows on both levels offer tree-top views and fill the home with an abundance of natural light. Wonderful subdivision minutes from shopping, dining, parks and the Blue Hills Country Club. HOA covers lawn care, snow removal, sprinkler system and trash.

