



1314 Broadview Drive, Garland, Texas 75042

MLS#: 21350127 **Active** [1314 Broadview Drive Garland, TX 75042-4041](#) LP: \$479,999
Property Type: Residential SubType: Single Family OLP: \$479,999



Also For Lease: N **Lst \$/SqFt:** \$278.58
Subdivision: Riverset Ph 2
County: Dallas **Lake Name:**
Country: United States **Lse MLS#:**
Parcel ID: [26628170180090000](#) **Plan Dvlpm:** Riverset
Lot: 9 **Block:** 18 **MultiPrcl:** No **MUD Dst:** No
Legal: RIVERSET PHASE 2 BLK 18 LT 9 ACS 0.1107
Unexempt Tx: \$10,755 **PID:** No

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

SqFt: 1,723/Public Records
Appraiser:
Yr Built: 2023/Builder/Preowned
Lot Dimen:
Subdivide?: No
HOA: Mandatory
HOA Dues: \$154/Monthly
HOA Mgmt Email:
Access Unit: No

Hdcp Am: No **Garage:** Yes/2
Horses?: **Attch Gar:** Yes
Prop Attached: Yes **# Carport:** 0
Acres: 0.109 **Cov Prk:** 2
Gar Size: 20x20
HOA Co: Vision Communities Management
Phone: 972-612-2302
HOA Website:
AccUnit SF: **Unit Type:**

School Information

School Dist: Garland ISD
Elementary: Choice Of School **Middle:** Choice Of School **High:** Choice Of School

Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Bedroom-Primary	0 x 0 / 1	Ceiling Fan(s), Custom Closet System	Bedroom	0 x 0 / 1	Ceiling Fan(s), Custom Closet System
Bedroom	0 x 0 / 1	Ceiling Fan(s), Custom Closet System	Office	0 x 0 / 1	Built-in Cabinets, Ceiling Fan(s), Other
Living Room	0 x 0 / 1	Ceiling Fan(s)			

General Information

Housing Type: Single Detached	Fireplace Type:
Style of House:	Flooring: Tile, Vinyl
Lot Size/Acres: Less Than .5 Acre (not Zero)	Levels: 1
Alarm/Security: Fire Alarm, Fire Sprinkler System, Security System, Smoke Detector(s), Other	Type of Fence: Fenced, Metal, Privacy
Soil:	Cooling: Central Air
Heating: Electric	Accessible Ft:
Roof: Composition, Shingle	Cmplx Appv For:
Windows: Bay Window(s)	Patio/Porch: Patio
Construction: Brick, Concrete, Wood	Special Notes: Aerial Photo
Foundation:	Listing Terms: Assumable, Cash, Contact Agent, Conventional, FHA, FHA Assumable
Basement: No	
Possession: 30-60 Days, 60-90 Days	

Features

Appliances: Built-in Gas Range, Dishwasher, Gas Cooktop, Gas Range, Tankless Water Heater, Water Filter, Water Purifier, Water Softener
Laundry Feat: Dryer - Electric Hookup, In Utility Room, Dryer Hookup, Washer Hookup
Interior Feat: Built-in Features, Decorative Lighting, Double Vanity, Eat-in Kitchen, Flat Screen Wiring, High Speed Internet Available, Kitchen Island, Natural Woodwork, Open Floorplan, Other, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Feat: Gas Grill, Lighting, Private Yard
Park/Garage: Additional Parking, Concrete, Driveway, Garage, Garage Door Opener, Garage Faces Rear
Street/Utilities: Alley, Cable Available, City Sewer, City Water, Community Mailbox, Concrete, Curbs, Electricity Available, Electricity Connected, Individual Gas Meter, Sidewalk, See Remarks
Lot Description: Corner Lot, Level, Sprinkler System
Common Feat: Club House, Community Pool, Curbs, Electric Car Charging Station, Gated, Greenbelt, Jogging Path/Bike Path, Park, Perimeter Fencing, Playground, Pool, Sidewalks, Other
HOA Includes: Front Yard Maintenance, Full Use of Facilities, Maintenance Grounds, Maintenance Structure
Other Equipment: Irrigation Equipment, Other

Environmental Information

Indoor Air: Integrated Pest Management, Ventilation **Landscaping:** Native Landscape
Features: Appliances, ET Irrigation Control, HVAC, Thermostat, Waterheater, Windows

Remarks

Property Description: Welcome to Riverset — Garland's top-selling and most highly amenitized master-planned community — and one of its best-kept homes. Built by MI Homes, a national builder with 45+ years of quality construction, recognized for

outstanding floor plans and exceptional value, this residence pairs thoughtful upgrades with a lifestyle most Garland zip codes simply cannot offer. PLUS! Get \$5K in seller concessions towards closing costs or upgrades! Step inside to wide-open living spaces finished in wood-look luxury vinyl plank flooring throughout the entire home, durable, modern, and effortless to maintain. The dedicated office features a custom floor to ceiling built-in bookshelf wall, ready for work-from-home or a stunning library. The kitchen opens to the main living area for true entertainer's flow, and the home includes a built-in pest defense system serviced from the EXTERIOR walls, no technicians inside your home, ever. Plenty of space in every room, and the corner-lot provides pleasant views of nature from the living room windows. Riverset rose from the historic Pickett Dairy Farm and was designed by award-winning landscape architects around a vibrant central park with an interactive playground, promenade walk beneath a canopy of shade trees, resort-style community pool, modern farmhouse amenity center, Texas-sized dog park, and miles of walking trails winding toward the tree-lined Duck Creek greenbelt. Minutes to Duck Creek Golf Club, Firewheel Town Center shopping and dining, the Curtis Culwell Center, and UT Dallas, with quick access to Hwy 75, PGBT 190, and I-635 for an easy downtown Dallas commute. Homes in this community were built with gas cooktops, full sprinkler systems, and covered patios. This is the rare chance to own in a community where the amenities were the headline and the neighbors became the reason people stay. Schedule your private showing today, homes like this one, in a community like this one, do not wait.

Excludes:**Public Driving****Directions:**

Washer and Dryer
From PGBT 190: Exit Shiloh Rd and head south approx. 2.5 miles. Turn into the Riverset community and follow Riverset Pkwy to Broadview Dr. Home will be on your right. From I-635: Exit Shiloh Rd and head north approx. 3 miles to Riverset. GPS friendly — search 1314 Broadview Dr, Garland.

Private Rmks: Amazing Community. People pay a premium to live in this neighborhood because it's worth it.

Financial Information

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

Agent/Office Information

CDOM:	26	DOM:	26	LD:	08/04/2026	XD:	08/04/2027
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List Type: Exclusive Right To Sell

List Off: [Amazing Brokerage, LLC \(AMAB01\) 469-847-3753](#)

LO Addr: [5 Cowboys Way Suite 300 Frisco, Texas 75034](#)

List Agt: [Albert Angarita \(0773351\) 972-369-2502](#)

LA Email: [angaritabusiness@gmail.com](#)

LA Website:

LO Fax:

Brk Lic: 9010374

LO Email: [andy@irn_email](#)

LA Cell: 972-369-2502

LA Fax:

LA Othr:

LA/LA2 Texting: Yes/

LO Sprvs: **Albert Angarita (0773351) 469-847-3753**

Showing Information

Call:	Agent, Property Manager	Appt:	(800) 257-1242	Owner Name:	Albert Angarita
Keybox #:	0000	Keybox Type:	Combo	Seller Type:	Standard/Individual
Show Instr:	Please schedule through BrokerBay and contact 972-369-2502 via text				
Show Allowed:	Yes				
Show Srvc:	BrokerBay				
Occupancy:	Owner				
Showing:	24 Hour Notice, Appointment Only, Showing Service, See Remarks				
Surveillance Devices Present:	Video				
Consent for Visitors to Record:	None				

Prepared By: Alberto Angarita Amazing Brokerage, LLC on 08/30/2026 18:03

Owner Information

Owner Name:	Villasenor Lesly A	Owner Name 2:	Riojas Ricardo
Mailing Address:	1314 Broadview Dr	Tax Billing City & State:	Garland Tx
Tax Billing Zip:	75042	Tax Billing Zip+4:	4041
Owner Occupied:	O		

Location Information

Location City:	Garland	School District:	Garland ISD
School District Code:	Garland ISD	Subdivision:	Riverset Ph 2
Census Tract:	019047	Carrier Route:	C064
Zoning:	Z239		

Estimated Value

RealAVM:	\$467,100	Estimated Value Range High:	\$493,900
Estimated Value Range Low:	\$440,400	Value As Of:	08/17/2026
Confidence Score:	95	Forecast Standard Deviation:	6

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Tax Information

Tax ID:	26-62817-018-009-0000	Parcel ID:	26628170180090000
Exemptions:	Homestead	Lot:	9
Block:	18		
Legal Description:	RIVERSSET PHASE 2 BLK 18 LT 9 ACS 0.1107		

Assessment & Taxes

Assessment Year	2025	2024	2023
Assessed Value - Total	\$449,100	\$453,530	\$72,000
Assessed Value - Land	\$100,000	\$100,000	\$72,000

Assessed Value - Improved	\$349,100	\$353,530	
YOY Assessed Change (\$)	-\$4,430	\$381,530	
YOY Assessed Change (%)	-1%	530%	
Market Value - Total	\$449,100	\$453,530	\$72,000
Market Value - Land	\$100,000	\$100,000	\$72,000
Market Value - Improved	\$349,100	\$353,530	
Tax Year	2025	2024	2023
Total Tax	\$10,754.69	\$10,312.10	\$1,647.50
Change (\$)	\$443	\$8,665	
Change (%)	4%	526%	
Jurisdiction	Tax Type	Tax Amount	Tax Rate
Dallas County	Actual	\$968	.2155
Garland	Actual	\$3,098	.68975
Garland ISD	Actual	\$5,259	1.1709
Parkland Hospital	Actual	\$952	.212
Dallas Cnty Community College	Actual	\$479	.10658

Characteristics

Land Use - Corelogic:	Sfr	Land Use - County:	Sfr
Building Type:	Single Family	Estimated Lot Acres:	0.109
Estimated Lot Sq Ft:	4,735	Building Sq Ft:	1,723
Stories:	1.0	# of Buildings:	1
Bedrooms:	3	Total Baths:	2
Full Baths:	2.000	Cooling Type:	Central
Heat Type:	Central	Garage Capacity:	0
Roof Type:	HIP	Roof Material:	Composition Shingle
Roof Shape:	HIP	Foundation:	Slab
Construction:	Frame	Exterior:	Brick Veneer
Year Built:	2023	Effective Year Built:	2023
Condition:	Excellent		





Listing History from MLS

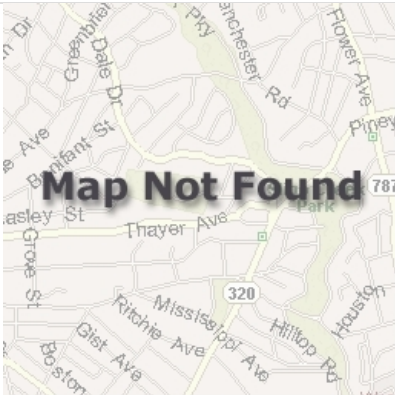
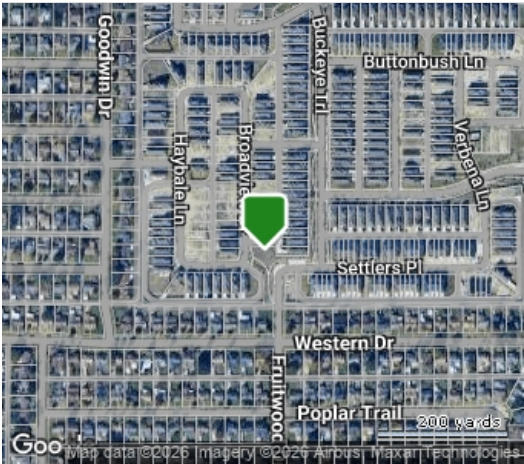
MLS #: 21350127		1314 Broadview Dr Garland				Prop Type: RESI	
Active							
Field Name	Effective Dt	Change Dt	Chg Time	Previous Value	New Value	DOM	
MlsStatus	08/04/26	08/04/26	01:08 PM	CSN	ACT		
MlsStatus	08/04/26	08/04/26	12:43 PM	INC	CSN		

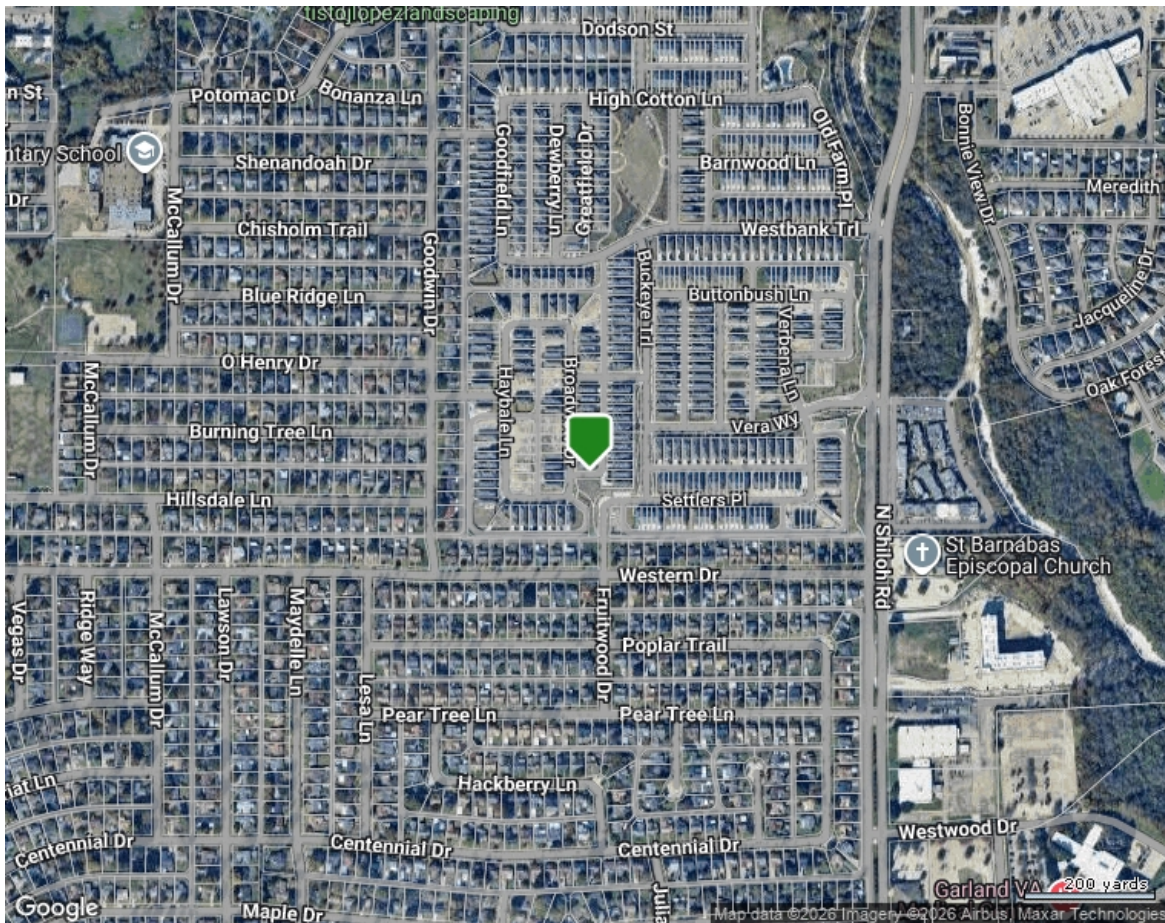
Sale History from Public Records

Rec. Date	Nominal	Buyer Name(s)	Buyer Name(s) 2	Seller Name(s)	Document #	Document Type
10/02/23		Villasenor Lesly A	Riojas Ricardo	M/I Homes Of Dfw Llc	200916	Special Warranty Deed

Mortgage History

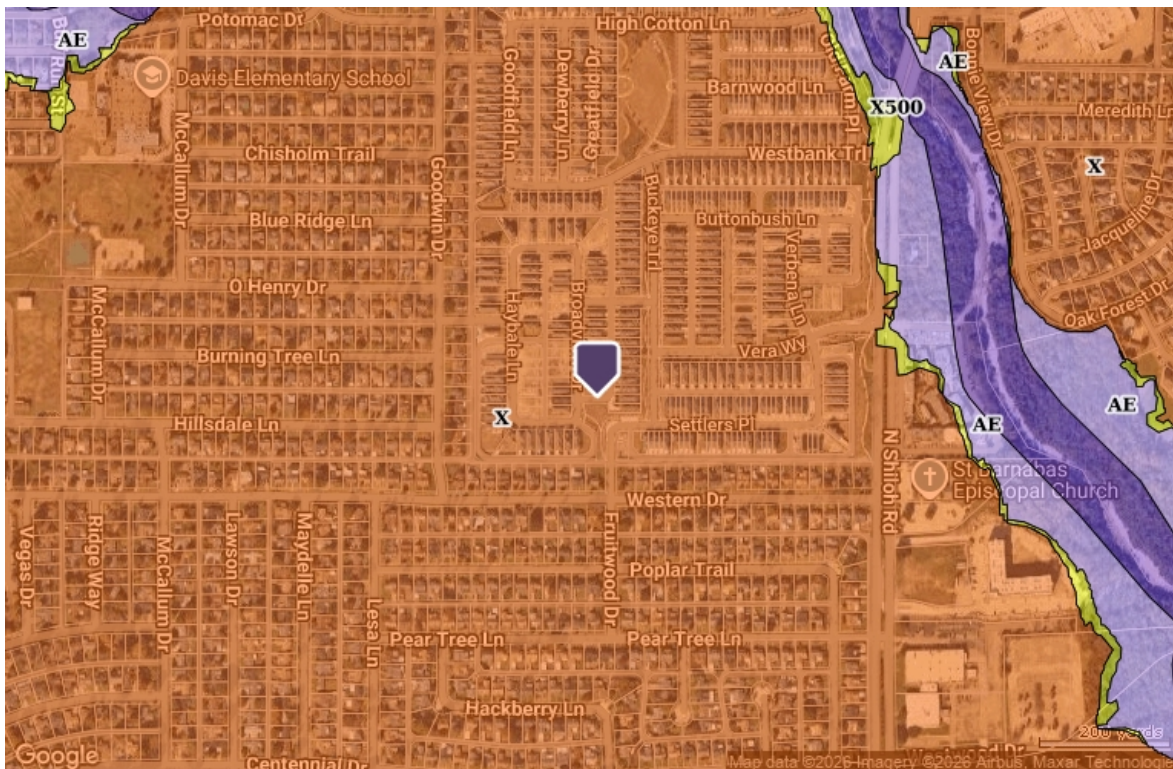
Date	Amount	Mortgage Lender	Mortgage Code
10/02/2023	\$416,901	M/I Fin'l	1ST TIME SALE





Flood Zone Code: X
Flood Zone Date: 07/07/2014
Flood Zone Panel: 48113C0220L
Flood Code Description: Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.

Special Flood Hazard Area (SFHA): Out



■ Coastal 100-Year Floodway ■ Coastal 100-year Floodplain ■ 100-year Floodway ■ 100-year Floodplain
 ■ Undetermined ■ 500-year Floodplain incl. levee protected area ■ Out of Special Flood Hazard Area

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