



This Property is a Certified Pre-Owned Home!

7040 Angelina Drive, Irving TX 75039

With this certificate the new owner will receive the following:

1. Recent inspection from a Texas-licensed inspector.
2. One-year home warranty provided by **America's Preferred Home Warranty**. Warranty will commence upon property closing.
3. **12-month Guarantee**. "Love it" or Nicole Andrews & Associates will sell it for **0% Listing Commission!***



Listing Date – Sept 2025. See Warranty brochure for coverage details.

** Subject to Owner and Listing Agent agreeing upon price and condition of property.*