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12310 HARVEST MEADOW DR  
FRISCO, TEXAS 75033  
\$3,750,000

RAYMOND LEON  
& Associates<sup>sm</sup>



Front Study/Office Area



Front Grand Foyer & Formal Dining



Refrigerated Wine Storage off Formal Dining

**Living Room Down:** 21 x 19  
**Living Room Up :** 28 x 18  
**Media/Theater Up:** 18 x 15  
**Bar Prep Area Up:** 13 x 10  
**Study/Office Down:** 14 x 13  
**Formal Dining Down:** 16 x 13  
**Refrigerated Wine Down:** 9 x 6  
**Kitchen Down:** 21 x 15  
**Breakfast Down:** 19 x 8  
**Walk-In Pantry Down:** 7 x 6  
**Primary Bedroom Down:** 20 x 15  
**Primary Closet #1:** 12 x 9  
**Primary Closet #2:** 11 x 8  
**Bed 2/Guest Down:** 13 x 12  
**Bedroom 3 Up:** 13 x 10  
**Bedroom 4 Up:** 15 x 13  
**Bedroom 5 Up:** 17 x 11

**Bonus Exercise/Storage Up:** 22 x 14  
**Utility Room Down:** 11 x 9  
**Outdoor Living/Dining:** 33 x 14  
**Outdoor Kitchen Down:** 14 x 8  
**2 Garage:** 21 x 21  
**1 Garage:** 18 x 12

**Square Footage per Tax and Plans:** 7,148sf  
**Lot Size per Tax:** 0.474 Acre  
**Year Built Completed:** 2021  
**Frisco ISD Schools:** Newman Elem  
Trent Middle  
Memorial High  
Newman Village  
**HOA Community:** \$1,800/Semi-Annual  
**HOA Dues:** First Service Residential  
**HOA Contact:** (800) 927-4599



Wall of Windows off the Downstairs Living



Downstairs Living with Electric Fireplace



Spacious, Light Filled Floor Plan



CEO, Broker & Realtor<sup>©</sup>  
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SCAN HERE



VIRTUAL TOUR, FLOOR PLAN, GRAPHICS, PHOTO LINKS, DOCUMENTS...

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