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12631 VANDELIA ST  
FRISCO, TEXAS 75035  
\$495,000

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



SPACIOUS & WELL MAINTAINED HOME IN THE POPULAR CREEKSIDE AT PRESTON NEIGHBORHOOD IN FRISCO! THIS FLOOR PLAN IS IDEAL FOR THOSE NEEDING A LARGE KITCHEN, TWO LIVING AREAS AND SPLIT BEDROOMS. GRANITE COUNTERTOPS & STAINLESS MICROWAVE & RANGE IN THE KITCHEN. FIRST FLOOR PRIMARY SUITE WITH LARGE WALK IN CLOSET, DUAL SINKS, SEPARATE SHOWER & SOAKING TUB. UPSTAIRS FEATURES 3 LARGE BEDROOMS, A LARGE LIVING AREA AND FULL BATHROOM. LAMINATE WOOD-LIKE FLOORING DOWNSTAIRS. UPGRADED HEATING & AIR CONDITIONING SYSTEM IN 2021. WATER HEATER IN 2018. ROOF REPLACED IN 2018. ADDED LARGE COVERED PATIO IN BACKYARD FOR ENTERTAINING AND RELAXATION. CONVENIENTLY LOCATED NEAR THE UNIVERSITY OF NORTH TEXAS AT FRISCO, LOCAL SHOPPING, DINING, RESTAURANTS & PGA PARKWAY.



AMERICA'S TOP 100 - TOP 1%



CEO, Broker & Realtor<sup>©</sup>  
Historic House Specialist

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Living1/1: 18 x 13  
Living2/2: 23 x 14  
Primary/1: 18 x 13  
Bed2/2: 13 x 12  
Bed3/2: 14 x 12  
Bed4/2: 13 x 12

Year Built: 2004/Tax  
Square Footage: 2,617sf/Tax  
Lot Size: 50x110≈0.126Ac/Srvy  
Frisco ISD Schools: Tadlock/Maus/  
(2022/2023 Year) Memorial  
HOA Dues: \$104.00/Quarter



The information contained herein is furnished by the owner to the best of his/her knowledge, but is subject to verification by the purchaser, and agent assumes no responsibility for the correctness thereof. The sale offering is made subject to errors, omissions, change of price, prior sale, or withdrawal without notice. In accordance with the Law, this property is offered without respect to race, color, creed, national origin, sex, familial status or disability. This is not intended to solicit property currently listed. All information to be verified by Purchaser prior to closing.