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



SCAN FOR MORE INFORMATION & DETAILS

FANTASTIC 5 BEDROOM, 4 BATHROOM OPEN FLOOR PLAN HIGHLAND BUILT HOME WITH PRIMARY & GUEST SUITES ON 1ST FLOOR. 3 CAR GARAGE (2 SIDE BY SIDE + 1 TANDEM) ON A SPACIOUS INTERIOR CORNER LOT WITH AMPLE BACKYARD AND SIDEYARD IDEAL FOR FIDO. REAL HANDSCRAPED HARDWOOD FLOORS THROUGHOUT MOST OF THE FIRST LEVEL. WALLS OF EASTERN FACING WINDOWS IN THE LIVING & BREAKFAST AREAS OVERLOOKING THE BACKYARD OUTDOOR LIVING AREA, KOI POND AND WRAP-AROUND COVERED PATIO. SPACIOUS KITCHEN WITH ISLAND AND BAR AREA INCLUDING DOWNDRAFT COOKTOP; STAINLESS DOUBLE OVENS, MICROWAVE, & DISHWASHER; AND WALK IN PANTRY. HUGE DOWNSTAIRS PRIMARY SUITE WITH SITTING AREA, DUAL SINKS, DUAL HEAD WALK-IN-SHOWER, JETTED SOAKING TUB, SEPARATE WATER CLOSET AND LARGE WALK-IN-CLOSET. ENJOY THE DOUBLE FRENCH DOORED DINING ROOM OR OPTIONAL STUDY. DOWNSTAIRS GUEST SUITE TUCKED AWAY FAR FROM THE COMMON AREAS & PRIMARY SUITE, IDEAL AS A GENERATIONAL SUITE, GUESTS OR HOME OFFICE/STUDY. UPSTAIRS FEATURES AN OVERSIZED LIVING AREA WITH MEDIA/GAMEROOM ADJACENT, AS WELL AS 3 SPACIOUS BEDROOMS WITH 2 FULL BATHROOMS. CONVENIENTLY LOCATED JUST EAST OF THE DALLAS NORTH TOLLWAY AT THE PANTHER CREEK EXIT (SOUTH OF PANTHER CREEK). SUPER CLOSE TO THE PGA OF AMERICA HEADQUARTERS & COURSES WITH LOCAL SHOPPING & DINING AT ELDORADO AND THE TOLLWAY. TEXAS HEALTH FRISCO & UT SOUTHWESTERN HOSPITALS JUST OUTSIDE THE COMMUNITY, AS WELL.



AMERICA'S TOP 100 - TOP 1%



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Living1/1:	19 x 17	Kitchen/1:	14 x 13
Living2/2:	22 x 15	Breakfast/1:	12 x 11
Liv3/Game/2:	18 x 11	Din/Study/1:	15 x 10
Primary/1:	17 x 16	Utility/1:	9 x 6
GuestBed2/1:	12 x 11	Gar-Wide:	20 x 18
Bed3/2:	13 x 12	Gar-Tandem:	37 x 10
Bed4/2:	13 x 11	Bed5/2:	16 x 11
Year Built:	2010/Tax		
Square Footage:	3,752sf/Appraisal		
HOA Dues:	≈\$545.00/Annual		
Frisco Schools:	Rogers/Staley/ Memorial		



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.