



For Sale on Market

\$1,500,000

Call 7133771022 Today!

3317 EDWARD DR, WACO, TX 76708

4 BEDS, 3 FULL BATH(S)

Set in the treasured Cameron Park neighborhood, this standout, former Parade of Homes residence showcases avant garde design, distinctive style, and duende rarely found in Central Texas. Carefully curated by its single, well traveled owner; the home was commissioned without concern for cost with a single mandate: intrigue. ~ Four bedrooms, an office, and three bathrooms across nearly 3,400 square feet are highlighted by the home's soaring ceilings, walls of glass, and fantastically open floorplan. Conjuring an inviting, welcoming atmosphere that's light, airy, and spacious while still soliciting high drama, each room is intentional and defined in its purpose yet seemingly integrated in the adjoining space. Few homes so seamlessly merge spaces, yielding an ultimate flexibility without feeling messy or worse, as if the home is just one, big, giant box. ~ Here, instead, each space is framed by an architectural element that's as subtle as it is sophisticated: the peak of the pool past the firepit, magnificent fireplace mantle, book matched cabinetry, and chic fixtures all play in concert to envelope the entrant in a serene calm that's curious if not inspired. The main floor hosts two bathrooms, an office, and the primary suite; thus requiring no other accommodation by most. Upstairs, three bedrooms and a bathroom round out guest, gym, or media space possibilities with stellar views and similarly stylish settings. ~ Outside, the half acre (plus) lot is tidy and private. Just steps from the best hiking and biking trails in Texas, this prized proximity to Cameron Park is worth the asking price alone. A short

GENERAL DESCRIPTION

- Subdivision:** CAMERON PARK
- Property Type:** Residential - Single Family
- Bedrooms:** 4
- Baths:** 3 Full
- Stories:** 1
- Garage:** 4 / Attached
- Year Built:** 2018
- Building Sqft:** 3,337 /
- Lotsize:** 23,958
- MLS# / Area:** NTREIS-21221566



Presented By
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3317 Edward Dr, Waco, TX 76708 Listing Broker
 Visit <https://www.har.com/NTREIS-21221566> for more information **The McLeod Company**