



For Sale on Market

**\$600,000**

Call 972-342-1788 Today!

## RESIDENTIAL - SINGLE FAMILY, 4 BEDS, 3 FULL & 1 HALF BATH(S)

Welcome to this stunning corner lot NORTH-facing home built by Darling Homes nestled in prestigious Waterford Trails community and highly rated Allen ISD. This impeccably maintained home offers 4 bedrooms, 3.5 bathrooms, a private study with French doors and two living areas, complimented by an open concept design filled with abundant natural light and soaring ceilings. A cozy study with French doors, wood floor and crown molding provides the perfect space for a home office. The elegantly appointed formal dining room offering wood floor, crown, chair and picture frame moldings flows seamlessly into the heart of the home, perfect for hosting intimate dinners or festive gatherings. The spacious family room, highlighted by a fireplace with an elegant mantel, opens gracefully to the cheerful breakfast area and the gourmet kitchen, a true cook's delight featuring abundance of 42 inches natural wood cabinets, granite countertops, gas cooktop with exhaust fan vented out, double ovens, under cabinets lights, a center island, breakfast bar, large pantry and recessed lights. Escape to luxury in secluded spacious primary retreat, showcasing a charming window seat, crown molding, and a cozy sitting area. The spa-inspired en-suite bath features a soaking jetted tub, separate shower, dual vanities, and a spacious walk-in closet designed for ultimate comfort and relaxation. Upstairs features a spacious game room ideal for movie nights, a playroom, or a private media lounge, with flexibility for a

### GENERAL DESCRIPTION

**Subdivision:** Waterford Trails Ph 1

**Property Type:** Residential - Single Family

**Bedrooms:** 4

**Baths:** 3 Full & 1 Half

**Stories:** 2

**Garage:** 2 / Attached

**Style:** Traditional

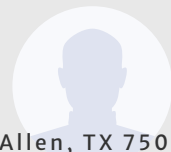
**Year Built:** 2004

**Building Sqft:** 2,958 /

**Lotsize:** 7,841 / PUBREC

**Maintenance Fee:** \$600 / Annually

**MLS# / Area:** NTREIS-21235248



Get in touch  
**Mona Mortazavi**

972-342-1788

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Visit <https://www.har.com/NTREIS-21235248> for more information

EBBY HALLIDAY, REALTORS