



kw
KELLER WILLIAMS.
REALTY

\$729,900

**3815 Guinn Gate Drive
Park Place Estates
Frisco**

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Entry

- Brick Façade with Arched Courtyard
- Arched Iron Inlaid Glass Door
- Soaring 22' Ceiling
- Expansive Cedar Beams
- Hand Scraped Hardwood Floors
- Wrought Iron Spindle Staircase with Balcony
- Extensive Millwork & 6" Baseboards
- Solid Core Doors throughout

Formal Dining

- Hand Scraped Hardwood Floors
- Triple Crown Molding
- Elegant Chandelier
- Large Paneless Glass Windows
- Comfortably Seats 8

Wine Grotto

- Marble Counter
- Hexagon Tile Backsplash
- Stainless Steel Sink
- Pull out Wine Rack & Storage
- Built-in Cabinets & Wine Rack
- Stainless Steel Wine Refrigerator

Study

- French Doors open to Study
- Hand scraped Hardwood
- Plantation Shutters
- Tray Box Ceiling & Fan
- 2 Corner Business Closets

Kitchen & Breakfast Area

- Gourmet Vaulted beamed Kitchen
- Honed Black Granite Counters, Island
- Herringbone Polished Marble Backsplash
- Hand Scraped Hardwood Floors
- Furniture Style Island & Breakfast bar with Farm-house Style Sink & Storage
- Electrolux Double Convection Ovens & Electrolux Dishwasher
- Electrolux Icon 6 Burner Gas Cooktop
- 42" Cabinets w/Under mount lights
- Walk-in Pantry with Deep Shelves
- Open Breakfast Area with Granite Planning Desk & Marble Backsplash
- Large Windows & Plantation Shutters

Family Room

- Family Room w/Vaulted Beam Ceiling
- Hand Scraped Hardwood Floors
- Stacked Brick FirePlace w/Hearth & Custom Cedar Mantle
- Built-in Art Niches with puc lights
- Large Windows offer view of outdoor living area

Separate Utility

- 42" Built-in Cabinets
- Built-in Cabinet with Sink
- Room for Refrigerator/Freezer
- Mud Room with Bead Board Cubbies, Shoe Bench & Shelves

Master Retreat

- Master Suite Vaulted w/Ceiling Fan
- Neutral Colors & High-end carpet
- Room for reading & relaxing
- Large Windows with yard view
- Lavish Master Bath with Marble His & Hers Vanities & Counter
- Framed mirrors & chic lighting
- Free standing Aquatic Air Jet Tub with remote control
- Tiled Walk-in Shower
- His & Hers Custom Walk-in Closets

Secondary Bedrooms

- Secondary Bedrooms with vaulted ceilings & fan.
- One down-three up with Large Walk-in Closets
- All with Private Full Baths
- One with access to Walk-out Attic

Upstairs Game Room

- Vaulted Game Room with balcony
- Granite Counter with Sitting area
- Pendant Lights over Granite counter
- Architectural Arches & Accents

Media Room

- Vaulted Ceiling with Fan
- 7.1 Subwoofer & Receiver
- Nuvo Home Audio System & Speakers, Projector & 110" Screen
- Custom Built-ins & Refrigerator

5 BEDROOM/5.1 BATH/3 LIVING/2 DINING/STUDY/MEDIA/GAME/OVERSIZED SPLIT 3 CAR GARAGE

MLS:	13356087	Family Room:	17 x 22	Formal Dining:	12 x 13	Master:	16 x 26
Year Built:	2014	Study:	14 x 7	Kitchen:	21 x 14	Bedroom 2:	13 x 12
Square Ft.	4833/Appraisal	Game Room:	18 x 16/2	Breakfast:	21 x 10	Bedroom 3:	12 x 13/2
Lot Size:	0.284	Media:	14 x 14/2	Wine Grotto:	10 x 5	Bedroom 4:	13 x 12/2
Subdivision:	Park Place Estates	Garage:	3 Car split	Utility:	12 x 7	Bedroom 5:	16 x 14/2
Schools:	Frisco ISD	Elementary:	Nichols	Middle:	Pioneer	High School:	Frisco



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An Independent Member Broker

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realty group

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