



\$388,000

- **Bright and Open**
- **Plantation Shutters**
- **Lush Landscaping**
- **3 Car Garage**
- **Conveniently Located**

3117 Preston Meadow Dr Highlands of Preston Ridge Plano

***Immaculate, Stylish Home with Fine Elements, Large Bedrooms and 2 Living Rooms.
Highly Sought After Location! Close to Schools, Shopping and Community Parks!***

- Brick Façade with Arched Windows & Lush Landscaping
- Stunning Wood Entry Door with Glass and Lead Windows
- Tiled Foyer with Chandelier, Molding, Column and Arched Entries
- Large, Inviting Formal Living has Molding and Millwork
- Double Sided Gas Fireplace flanked by Built-in Shelves and Cabinets
- Family Room with Built-ins has Wall of Windows with Plantation Shutters & Overlooks Backyard
- Bose Surround Sound Speakers
- Kitchen has Abundance of Built-in Cabinetry, Wood Flooring, Pantry & Open to Family Room
- Tile Backsplash, Double Ovens, Large Breakfast Bar and Island with Electric Cooktop
- Breakfast Area has Generous Windows and Wood Floors, plus Access to Quaint Backyard
- Formal Dining is Vaulted with Chandelier, Chair Rail, Molding and Millwork
- Separate Utility Room has Tile Flooring, Cabinets, Counter with Sink and Drip Dry Rod
- Charming Outdoor Atrium
- Master Bedroom is Vaulted with Plantation Shutters, Molding & Sitting Area w/Built-in Bookcase
- Master Bath w/Dual Vanities and Sinks, Separate Shower, Corner Jetted Tub and 10 x 9 WIC
- Spacious Secondary Bedrooms & Full Bath w/Double Sinks, Front Bedroom works well as Study
- Brick Paver Patio and Raised Flower Beds, Wood Fencing
- 3 Car Garage with Alley Access

Recent Updates

- 2016- Roof, Gutters, Window Screens, Garage Doors, Two Hot Water Heaters

Description: 4 Bedrooms / 2.5 Baths / 2 Living / 2 Dining / Utility / 3 Car Garage

MLS: 13532723	Living Room: 18 x 17	Family Room: 20 x 17	Master Bedroom: 22 x 15
Year Built: 1997	Kitchen: 15 x 13	Breakfast: 12 x 10	2nd Bedroom: 15 x 11
SF: 3,019/tax	Dining Room: 13 x 10	Utility: 10 x 6	3rd Bedroom: 14 x 11
Lot Size: 0.22 acres			4th Bedroom: 14 x 10

Schools: Plano ISD Hightower Elementary School Frankford Middle Shepton High Plano West Sr. High



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*Schools subject to verification through Plano ISD. Client to confirm measurements.

