



\$322,000

- **Pool & Spa**
- **Tiled Sunroom**
- **Walk to School & Park**
- **Great Location**



3316 Canoncita Ln

Kimberlea

Plano

Bright and Open One Story with Soaring Ceilings, Millwork and Wall of Windows. Pool and Spa with Waterfall. Located near Shopping, Schools and Parks. Updates!

- Brick Façade w/Covered Porch
- Quaint Walkup with Mature Shade Trees and Landscaping
- Vaulted Tile Foyer w/ Wainscoting
- Formal Living Room has Coffered 11 foot Ceiling, White Paneled Walls w/Millwork and Built in Desk
- Floor to Ceiling Brick Gas Log Fireplace with Raised Brick Hearth & Wood Mantle
- Large Family Room is Vaulted with Wood Beam and Wainscoting
- Wall of Windows overlooking Sunroom
- Tiled Sunroom is Vaulted with Skylights and Bookcase Shelving
- Wet Bar with Sink and Cabinets
- Powder Room off Family Room
- Kitchen has Granite Counter, Raised Breakfast Bar and Backsplash
- Built-in Wood Cabinetry with recently refinished Cabinet Fronts and Replaced Hinges
- Stainless Steel Dishwasher and Recent Under Mount Sink
- Electric Cooktop, Double Ovens and Built-in Microwave
- Vaulted Breakfast Area with Wood Beams and Wainscoting
- Separate Utility Room has Tile Floor, Cabinets and Room for Freezer or Extra Refrigerator
- Patio and Covered Breezeway
- Pool, Diving Depth and Attached Spa with Waterfall
- 2 Car Garage / 2 Car Cedar Carport
- Master Suite has Tray Ceiling, Ceiling Fan, Lots of Windows and overlooks Sunroom
- Master Bath features Separate Vanities, Wainscoting, Separate Tiled Shower and Tub
- His and Hers Closets
- Spacious Secondary Bedrooms
- Full Bath has Brick Wall Accent

Updates

- Carpet Throughout 2017
- Foundation 2017, 2013, 2010
- Roof & Gutters 2016
- Exterior Paint 2015
- Pool Pump 2013
- High Efficiency Exterior Doors and Windows, Rip-Proof Screens
- R-31 Insulation, Radiant Barrier

4 Bedrooms / 2.5 Baths / 2 Living / 2 Dining / Sunroom / 2 Car Garage & Carport / Pool & Spa

MLS:	13542847	Formal Living:	20 x 16	Formal Dining:	12 x 12	Master Bedroom:	15 x 15
Year Built:	1976	Family Room:	19 x 14	Kitchen:	12 x 9	2nd Bedroom:	14 x 12
Lot Size:	0.350	Sunroom:	20 x 14	Breakfast:	12 x 9	3rd Bedroom:	12 x 12
Square Feet:	2,844/tax	2 Car Garage:	Attached	2 Car Carport:	Detached	4th Bedroom:	12 x 12
Schools: Plano ISD		Wells Elementary		Haggard Middle		Vines High	
				Plano Senior High			



Jane Clark
realty group

Direct: (214) 802-4680

Office: (972) 562-8883

Email: jlclark@kw.com



*Schools subject to verification through Plano ISD

