



\$332,000

- Heated Pool & Spa
- 2 Fireplaces
- Wall of Windows
- Great Location



3412 Sandy Trail Ln

Carriage Hill

Plano

Bright and Open One Story with Soaring Ceilings and Wall of Windows. Heated Play Pool and Spa. Located near Shopping, Schools and Parks.

- Brick Façade w/Arched Windows
- Lush Landscaping & Covered Porch
- Tiled Foyer with 12' Ceiling, Molding and Chandelier
- Formal Living Room with 14' Ceiling
- Gas Start Fireplace with Marble Surround and Custom Mantle
- Family Room with Wall of Windows Overlooking Pool
- Floor to Ceiling Brick Gas Log Fireplace with Raised Brick Hearth & Wood Mantle
- Wall of Built-ins & Crown Molding
- Formal Dining has Chair Rail, Crown Molding and 12' Ceiling
- Butler's Pantry w/Marble Counter & Wet Bar connects Dining to Kitchen
- Vaulted Kitchen has Large Island and Tile Flooring
- Lots of Built-in Wood Cabinetry with Under Mount Lighting
- Built-in Refrigerator, Electric Cooktop w/Downdraft Vent, Trash Compactor, Stainless Steel Built-in Microwave & Dishwasher
- Large Vaulted Breakfast Area with French Doors leading to Private 14' x 8' Fenced Deck
- Separate Utility Room has Tile Floor and Cabinets
- Large Covered Patio
- Heated Play Pool and Attached Spa with Waterfall
- 8' Wood Privacy Fence
- 2 Car Garage w/Access to Backyard
- Master Suite is Vaulted w/Molding, Ceiling Fan & Wall of Windows overlooking Pool and Patio
- Master Bath features Large L-shaped Vanity with Dual Sinks, Molding and Recessed Lighting
- Separate Shower and Jetted Tub
- Large Walk in Closet with Shelving
- Spacious Secondary Bedrooms w/ Walk in Closets & Ceiling Fans
- Two Full Baths are Tiled

Updates

- Foundation 2017, Roof 2016
- A/C & Furnaces 2015
- Pool Resurfaced, Recent Heater & Pump 2015
- Water Heaters Replaced 2014
- Exterior Paint 2013

4 Bedrooms / 3.5 Baths / 2 Living / 2 Dining / 2 Car Garage / Heated Pool & Spa

MLS:	13539238	Formal Living:	18 x 16	Formal Dining:	14 x 12	Master Bedroom:	16 x 16
Year Built:	1990	Family Room:	17 x 15	Kitchen:	14 x 12	2nd Bedroom:	13 x 13
Lot Size:	0.210 acres	Utility:	8 x 5	Breakfast:	14 x 12	3rd Bedroom:	12 x 12
Square Feet:	3,055/Tax					4th Bedroom:	16 x 12

Schools: Plano ISD Wells Elementary Haggard Middle Vines High Plano Senior High



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*Schools subject to verification through Plano ISD

