



\$425,000

- Sparkling Foley Pool
- Study with Built Ins
- Screened In Porch
- Oversized 2 Car Garage



3500 White Water Ln

Aspendale

Stonebridge Ranch

***Custom David Weekley Home with Backyard Oasis! Sparkling Foley Pool!
Walk to Gabe Nesbitt Park and Apex Fitness & Aquatic Centre.***

- Brick Façade with Arched Porch
- Walk-up Adorned with Lush Landscaping and Trees
- Wood Entry Door with Glass
- Distinguished Study has Wall of Built Ins, Hardwood Flooring, Sconce Lighting and 11' Ceiling with Fan
- Formal Dining with Crown Molding and Chair Rail has Tile Floor
- Family Room is Open for Entertaining and has Tile Flooring and Ceiling Fan
- Corner Gas Log Fireplace with Stone Facing and Wood Mantle
- Stunning Iron Spindles on Staircase
- Kitchen has Granite Countertops and Stone Backsplash
- Built In Cabinetry with Pull Out Shelving & Tile Flooring
- Island with Breakfast Bar
- Charming Breakfast Room with Large Windows with View of Pool
- Additional Sitting Room with Lots of Natural Light and access to Screened In Porch
- Master Suite has Bay Window Sitting Area and Sconce Lighting
- Master Bath has Dual Sinks, Framed Mirrors, Jetted Tub & Sep Shower
- Large Walk in Closet with Upper Rods offer Off Season Storage
- Main Level has Two Secondary BRs & Full Bath with Tile Flooring
- Main Level Flex Space with Storage Closet Located between Bedrooms
- Upstairs features a Huge Versatile Game/Media Room with Large Game Closet with Shelving
- Half Bath Up with Tile Flooring
- **Outdoor Oasis**
- Foley Pool w/Benches & Bubblers, Programmable Multi-Colored Lighting with Remote
- 24 x 12 Screened In Porch with 3 Fans
- 13 x 9 Pavilion with Ceiling Fan
- Concrete Playing Area perfect for Bikes or Sports Court

3 Bedrooms / 2.5 Baths / 2 Dining / Family / Study / Flex Space / Game / Sitting / Oversized 2 Car Garage

MLS:	13791113	Family Room:	17 x 14	Kitchen:	17 x 10	Master Suite:	18 x 18
Year:	2007	Study:	18 x 13	Dining:	14 x 11	Bedroom 2:	11 x 11
Square Ft:	3,381/tax	Breakfast:	11 x 9	Flex Room:	12 x 11	Bedroom 3:	11 x 11
Lot Size:	0.210 ac	Sitting Room:	11 x 10	Utility Room:	9 x 5	Game/Media:	29 x 16/2

Schools: Frisco ISD Elementary School: Comstock Middle School: Scoggins High School: Independence

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



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