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\$3,750,000

RAYMOND LEON  
& Associates<sup>sm</sup>



LUXURY LIVING IN NEWMAN VILLAGE'S HOMESTEAD NEIGHBORHOOD! IDEAL, OPEN & LIGHT-FILLED FLOOR PLAN WITH A WARM MODERN/SOFT CONTEMPORARY DESIGN ON ALMOST HALF AN ACRE. GOURMET KITCHEN WITH A THERMADOR SUITE OF APPLIANCES INCLUDING 8-BURNER, DOUBLE OVEN DUAL FUEL RANGE, MICROWAVE DRAWER, & BUILT-IN REFRIGERATOR & FREEZER ALL IN THE KITCHEN, IN ADDITION TO A BOSCH DISHWASHER AND THERMADOR WARMING DRAWER IN THE PREP KITCHEN. THE LIVING & BREAKFAST AREAS ARE OPEN TO THE KITCHEN WITH A BUTLER AREA CONNECTING THE FRONT FORMAL DINING AREA WITH REFRIGERATED, WALK-IN WINE STORAGE. THE 2 STORY FRONT ENTRY IS TALL AND LIGHT FILLED OVERLOOKING THE FORMAL DINING, AS WELL AS FEATURING A SPACIOUS STUDY. THE HOME FEATURES A DOWNSTAIRS PRIVATE PRIMARY SUITE WITH HUGE BATHROOM AREA WITH TWO WALK-IN CLOSETS, AS WELL AS DUAL SINKS, TWO SIDED WALK-IN SHOWER, SOAKING TUB & PRIVATE WATER CLOSET. THE HOME ALSO HAS A DOWNSTAIRS GUEST SUITE WITH EN SUITE BATHROOM AND HALF BATHROOM FOR GUESTS. THE UTILITY ROOM IS SPACIOUS WITH FULL SIZE WASHER/DRYER, AMPLE CABINET STORAGE, CLOTHES HANGING AREA, SINK AND BUILT-IN UNDER COUNTER REFRIGERATOR/FREEZER. THE UTILITY ROOM IS OFF OF THE DROP ZONE AREA AND HALLWAY WITH LARGE WALK-IN PANTRY AND ACCESS TO THE 3 CAR GARAGE AREAS. THE UPSTAIRS LIVING AREA IS HUGE WITH A FABULOUS BAR AREA WITH SINK, BEVERAGE REFRIGERATOR & DISHWASHER AND ADJACENT MEDIA/THEATER ROOM. UPSTAIRS ALSO FEATURES THREE LARGE BEDROOMS ALL WITH EN SUITE BATHROOMS, AS WELL AS A LARGE BONUS OR EXERCISE ROOM WITH AMPLE, CUSTOM STORAGE CUBBIES. A WALL OF WINDOWS BRINGS THE OUTDOORS IN VIEWING THE OUTDOOR LIVING AREA WITH FIREPLACE, DINING AREA & KITCHEN WITH BUILT-IN GRILL, ICE MAKER, BEVERAGE REFRIGERATOR AND STORAGE. OVER \$399,000 IN PRIVACY & THOUGHTFULLY DESIGNED HARDSCAPING & LANDSCAPING. HUGE BACKYARD WITH WATER FALL AND INFINITY EDGE WATER FEATURES; FIRE PIT AREA; STONE PATIO AREA; 4 HOLE PUTTING GREEN FOR THE GOLF ENTHUSIAST; AND SO MUCH GRASSY YARD FOR A POOL, PLAY OR FIDO. NEWMAN VILLAGE IS A GATED COMMUNITY WITH 24 HOUR GUARD AND IS CLOSE TO THE PGA HEADQUARTERS AND DEVELOPING LUXURY AREAS ADJACENT. HIGHLY RATED FRISCO SCHOOLS WITH LOCAL SHOPPING & DINING CLOSE BY.



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VIRTUAL TOUR, FLOOR PLAN, GRAPHICS, PHOTO LINKS, DOCUMENTS...

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