



**KW**  
KELLERWILLIAMS.  
REALTY

10817 Silver Dollar Drive  
The Trails  
Frisco

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This Luxury Manor is Beautifully situated on an Amazing Greenbelt lot backing to Walking Trails...

Enter this exquisite custom through an arched solid oak door with beveled glass. Foyer boasts soaring ceilings, designer chandelier, and sweeping staircase with wrought iron spindles.

Extensive Millwork & Architectural Accents are featured throughout.





Formal Living with Crown Molding and 6" Baseboards. Transom Bay Windows with Plantation Shutters and Soaring Ceilings.

Elegant Formal Dining at its Finest.

Crown Molding, Designer Chandelier, Plantation Shutters and Picture Frame Molding with 6" Baseboards. Comfortably Seats 8.





Family room features Tray Ceiling with Stained Crown Molding, Natural Stone Fireplace with Hearth and Cedar Mantle and Custom Built-ins.

French Doors lead you into the Private Study with Rich Coffered Ceiling, Hardwoods, and Extensive Millwork.





Gourmets will delight in the beautifully appointed kitchen with Granite, tumbled marble backsplash, stainless steel appliances, double ovens, gas cooktop. Hand crafted cabinetry with custom stained furniture styled island. Architectural Arches and breakfast bar. Breakfast area is enhanced with walls of windows and plantation shutters overlooking beautiful screened in patio and greenbelt.





Escape to the Private Master Retreat with Planation Shutters & Bay Windows. Enjoy the Beautiful View from the Spacious Sitting Area.

The Lavish Master Bath features Granite His & Hers Vanities, Oversize Shower and Corner Tub. This Amazing Walk-in Closet with custom finish out complete this Gorgeous Master Suite.

Upstairs offers a great “entertainment central”  
Loft area with Built-in Desk and Cabinets &  
flows into Expansive Step up Game Room with  
Vaulted Ceilings, Custom Granite Wet Bar and  
Rich Shelving and Wine Rack.

Step down into a generous Media Room  
featuring Vaulted Ceilings,  
Custom Built-ins, Fluted Pillars and  
sconce lighting to complete this  
entertainer’s delight.





Second Story also features Fabulous Spacious  
Secondaries with Ceiling Fans and Large  
Custom Walk-in Closets.

One with Access to Floored Walk-Out Attic

Jack & Jill features Private Vanities and  
Oversized Dressing area with Expansive  
Counter and Built-in Cabinets allowing  
for plenty of storage.





Experience the outdoors and tranquility of this relaxing backyard oasis.  
Screened in Patio with Sliding Doors that allows access to  
the extensive landscaped back yard overlooking Greenbelt & Walking Trail!



## Distinguishing Features

### Entry

- Brick Façade with Stone Accents
- Solid Oak Arched Door
- Beveled Glass Panes
- Soaring 22' Ceiling
- Tile Floor and Pendant Chandler
- Wrought Iron Spindle Staircase
- Hand Textured Walls throughout
- Extensive Millwork 6" Baseboards
- Distinctive Rounded Corners and Architectural Arches

### Formal Living

- Plantation Shutters
- Crown Molding and 6" Baseboards
- 14 foot Ceiling with Large Windows

### Formal Dining

- Elegant with Tray Ceiling
- Triple Crown Molding with Chair Rail and Frame Molding
- Classic Chandelier & Sconces
- 6" Baseboards
- Plantation Shutters

### Study

- French Doors to Private Study with Coffered Ceilings, Bay Windows
- Hardwoods and Extensive Millwork
- Large Walk-in Closet

### Kitchen & Breakfast Area

- Granite Counter Tops
- Large Tile Flooring
- Custom Rich Oak Cabinetry with Under and Over Mount Lighting
- Tumbled Marble Back Splash
- Granite Furniture Styled Island
- 5 Burner Gas Cooktop Pop-up Vent
- KitchenAid double convection oven
- Walk-in Pantry with Deep Shelves
- Charming Breakfast Area with Wall of Windows overlooking Covered Screened in Patio

### Family Room

- Inviting Family Room with Tray Ceiling and Crown Molding
- Floor to Ceiling Plantation Shutters
- Natural Stone Fire Place with Hearth and Custom Cedar Mantle
- View of Yard and Walking Trails

### Media Room

- Step down into private
- Pillars and Sconces
- Custom Built in Cabinets
- Neutral Paint and Carpet

### Large Walk-Out Attics

- 2 Wood Floored Walk-Out Attic Spaces for abundant storage from Secondary and Media Rooms

### Master Retreat

- Private Master Suite features Tray Ceiling
- Triple Crown Molding
- Wall of Bay Windows
- Plantation Shutters
- Extensive Custom Walk-in Closet
- Lavish Master with His and Hers Granite Vanities & Chic Lighting
- Separate Shower & Jetted Tub

### Secondary Bedrooms

- Jack-n-Jill with Private Vanities
- Oversized Bathing area with expansive counter and additional storage
- Large Walk-in Closets & Ceiling Fans

### Game Room

- Step-up with Vaulted Ceiling
- Custom Wet Bar with Granite
- Wine Rack with Stainless Sink
- Under and Over mount Lighting
- Loft Area with Built-ins and Desk

### Utility

- Built-in Cabinet with Sink
- Built-in Cabinets & Drying Rack
- Built-in Cubbies with Above and Below Storage with Bench



“The Trails” offers many amenities to enjoy including two community pools, tennis courts, parks, several greenbelts, a sports court, jogging/bike paths & gorgeous landscaping.

The semi-private, par 71 golf course offers something for players of all skill levels.

**\$585,000**

MLS:	13134971	Formal Living	17 x 13	Formal Dining:	14 x 12	Master:	23 x 16
Year Built:	2005	Study:	15 x 13	Kitchen:	18 x 17	Bedroom 2:	15 x 12/2
Square Ft.	4680/Tax	Family Room:	25 x 14	Breakfast:	13 x 11	Bedroom 3:	14 x 14/2
Garage:	Oversize 3 Car	Game Room:	18 x 16/2	Media:	20 x 12/2	Bedroom 4:	15 x 11/2
Lot Size:	0.223 ac	Loft area:	9 x 8/2	Screened in Patio:	25 x 15	Utility:	8 x 8
Schools: Frisco ISD	Elementary: Corbell	Middle School: Cobb	High Schools: Reedy (9-10)	Wakeland (11-12)			

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