



\$349,900

- **Granite Kitchen Updated w/ Stainless Steel Appliances**
- **Solarium**
- **Established Neighborhood**



1513 Aylesbury Ln

Briarmeade

Plano

Charm and Warmth Describe the Setting for this Fabulous One Story Home Ideally Located Close to Shopping, Parks and Elementary School!

- Brick Façade with Front Porch
- Mature Trees and Landscaping
- Tiled Entry has Crown Molding
- Formal Dining with Elegant Molding
- Formal Living Room has Large Wall of Windows, Tray Ceiling & Stunning Double Sided Gas Log Fireplace
- Built In Cabinets and Shelving
- French Doors Connect Living Room to Family Room
- Gas Log Fireplace in Family Room has Brick from Floor to Ceiling
- Additional Built In Shelving
- Corner Wet Bar has Tiffany Light, Wine Rack, Built In Cabinets and Serving Bar
- Large Kitchen with an Abundance of Rich Wood Built In Cabinetry, Granite Counters, Large Under Mount Sink and Under Mount Lighting, Granite Island
- Huge Skylight offers Tons of Amazing Natural Light
- 2016 Appliances include 5 Burner Cooktop, Stainless Steel Double Oven, Convection, Dishwasher and Built In Microwave
- Breakfast Area has Cabinets and Built in Desk, Access to Game Room and Garage
- Utility Room has Cabinets, Tile Flooring and Room for Freezer
- Master Suite has Tray Ceiling with Crown Molding and Fan
- Master Bath has Skylight, Separate Vanities, Garden Tub & Sep Shower
- Walk in Closet has Linen Cabinet
- One Secondary Bedrooms and Full Bath, Split from the Master
- Two Secondary Bedrooms share Additional Full Bath with 2 Sinks
- Game Room is a Versatile Space, could be Office or Study
- Solarium, 3 Walls of Glass, Sliding Windows w/Screens, Window Unit
- Grassy Yard with Crepe Myrtle Trees
- Wood Fence with Steel Posts
- 2 Car Garage w/Built In Storage

4 Bedrooms / 3 Baths / 2 Living / 2 Dining / Game / Solarium / Oversized 2 Car Garage

MLS:	13772534	Family Room:	20 x 15	Kitchen:	14 x 13	Master Bedroom:	15 x 13
Year Built:	1982	Formal Living:	20 x 17	Breakfast:	14 x 9	2nd Bedroom:	12 x 11
SF:	3,065/tax	Formal Dining:	12 x 11	Game:	16 x 15	3rd Bedroom:	12 x 11
Lot Size:	0.220 acres	Utility:	11 x 6	Solarium:	16 x 12	4th Bedroom:	11 x 11

Schools: Plano ISD Harrington Elementary Carpenter Middle Clark High Plano Senior High

*Schools subject to verification through Plano ISD



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