



**\$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



*Jane Clark*  
reality group

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\*Schools subject to verification through Plano ISD

