



- \$439,900**
- **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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