



\$488,000

- **Hardwood Floors**
- **Granite Countertops**
- **Stainless Steel Appliances**
- **Cast Stone Fireplace**
- **Covered Patio/Balcony**



4119 Wellesley Ave

The Canals at Grand Park

Frisco

***Gorgeous, Like New 2 Story Home with Lush Landscaping and Great Curb Appeal!
Wonderful Neighborhood Amenities! Close to Shopping, Dining & Entertainment!***

- Stucco Exterior with Tile Roof, Covered Front Porch and Balcony
- Lush Landscaping adds to Curb Appeal
- Entry offers Hardwood Floors, Detailed Ceiling, Recessed Lights and 8-ft Wood Front Door
- Formal Dining has French Doors, Tray Ceiling and Recessed Lights
- Family Room with Hardwoods, Cast Stone Gas Log Fireplace and Surround Sound
- Wall of Windows offers Great Natural Light and Views of Yard
- Main Level Half Bath Room, Framed Mirror and Pedestal Sink
- Main Level has Secondary Bedrooms with Large Walk in Closets, Full Bath with Granite and Stand-Up Shower
- Upstairs Master Bedroom features Hardwoods, Vaulted Tray Ceiling and Door to 15 x 6 Balcony
- Spa-Like Master Bath has Quartz Counters, Soaker Tub, Oversized Separate Shower, Framed Mirrors and Walk-In Closet
- Second Bedroom Up with Walk-In Closet and Full Bath offering Granite Countertops
- 15 x 13 Patio, perfect for Outdoor Grilling and Entertaining
- 2nd Floor Utility has Floor Drain, Cabinets and Room for Fridge
- 3 Car Detached Garage

HOA Includes: Front and Back Yard Maintenance

3 Bedrooms / 3.5 Baths / Living / 2 Dining / 3 Car Garage / Covered Patio / Balcony

MLS:	14092238	Family Room:	15 x 21	Kitchen:	10 x 18	Master Suite:	13 x 17/2
Year:	2016	Formal Dining:	10 x 13	Breakfast:	10 x 13	Bedroom 2:	11 x 18
Square Ft:	2,595/tax	Lot Size:	0.101/acre	Utility:	7 x 9/2	Bedroom 3:	11 x 16/2

Frisco ISD: Vaughn Elementary Pioneer Middle Frisco High

*Schools subject to verification through Frisco ISD.



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