



\$272,000

- **Bright and Open**
- **4 Bedrooms**
- **Separate Guest Suite**
- **Convenientl Located**

4309 Larkel Street

Wyndemere

Plano

Inviting One Owner Home with Mature Trees, Large Bedrooms and 2 Living Rooms. Highly Sought After Location! Close to Schools, Shopping and Community Parks!

- Brick Façade with Mature Trees and Landscaping
- Wood and Glass Front Door opens to Tiled Foyer
- Formal Living has Arched Entries, Molding and Millwork
- Builtin Cabinet & See Through Gas Fireplace to Family Room
- French Doors leading to Charming Outside Atrium
- Large Family Room has Wall of Windows Overlooking Patio and Backyard
- Neutral Colors and 6 Panel Doors Throughout
- Kitchen has Oak Cabinetry, Tile Flooring, Pantry and Open to Family Room
- Large Breakfast Bar, Stainless Steel Double Sink and Recent Stainless Steel Dishwasher
- Breakfast Area offers Tons of Natural Light and Access to Quaint Backyard
- Formal Dining is Vaulted and has Molding, Millwork and Mirrored Wall
- Separate Utility Room has Tile Flooring, Cabinets and Access to Garage
- Master Bedroom is Vaulted with Molding, Ceiling Fan and Large Windows
- Double Doors into Master Bath w/ His & Hers Sinks, Jetted Tub, Separate Shower and 11 x 8 WIC
- Separate Guest Suite w/Full Bath, works well as Study
- Spacious Secondary Bedrooms and Full Bath with Granite
- Large Patio and Recently Stained Wood Fencing
- 2 Car Garage with Alley Access

Recent Updates

- Roof and A/C replaced July 2016

Description: 4 Bedrooms / 3 Baths / 2 Living / 2 Dining / Utility / 2 Car Garage

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|-------------|------------|--------------|---------|--------------|---------|-----------------|---------|
| MLS: | 13492615 | Living Room: | 17 x 16 | Family Room: | 22 x 16 | Master Bedroom: | 16 x 15 |
| Year Built: | 1993 | Kitchen: | 14 x 10 | Breakfast: | 10 x 9 | 2nd Bedroom: | 14 x 10 |
| SF: | 2,332 | Dining Room: | 11 x 10 | Utility: | 5 x 5 | 3rd Bedroom: | 13 x 10 |
| Lot Size: | 0.15 acres | | | | | 4th Bedroom: | 11 x 10 |

Schools: Plano ISD Elementary School: Weatherford Middle: Wilson High School: Vines Sr. High School: Plano Senior



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The information contained herein is furnished by the owner to the best of his knowledge but is subject to verification by the purchaser, and agent assumes no responsibility for correctness thereof. The sale offering is made subject to errors, omissions, change of price prior sale or withdrawal without notice. In accordance with the Law, this property

*Schools subject to verification through Plano ISD. Client to confirm measurements.

