



**\$449,000**

- Granite & Hardwoods
- Backs to Lush Greenbelt
- Oversized 2 Car Garage
- Gated Community with Guarded Entrance



**424 Black Diamond Court**

**Heritage Ranch**

**Fairview**

***Stunning Custom Home that backs to Greenbelt! Relaxing Screened in Porch & Back Yard! Neutral Colors Throughout! Guard Gated Heritage Ranch!***

- Brick Façade with Front Porch
- Walk-up Adorned with Mature Trees and Lush Landscaping
- Entry has Hardwoods, Tray Ceiling and Crown Molding
- Formal Dining with Hardwoods, Vaulted Ceiling & Chair Rail
- Family Room with Hardwoods, Cast Stone Gas Fireplace, Vaulted Ceiling, Crown Molding & Views
- Main Level Powder Room
- Main Level Utility Room with Cabinets and Counter
- Kitchen with Granite, Hardwoods, Abundance of Built-In Cabinetry with Under Mount Lights & Butlers Pantry
- Stainless Steel Appliances: Four Burner Gas Cooktop, Dishwasher, Built In Microwave, Oven & Vent-a-Hood
- Charming Breakfast Area
- Master Bedroom has Crown Molding and 10-foot Ceilings
- Master Bath has Dual Sinks, Corner Soaker Tub and Separate Shower
- Main Level has Secondary Bedroom with Large Walk in Closets, Plantation Shutters and Full Bath
- Upstairs has Game Room with Vaulted Ceiling & Arched Doorways
- Secondary Bedroom and Full Bath Up
- 23 x 8 Screened Porch opens up to Brick Patio Overlooking Lush Landscaping
- Large Grassy Back Yard with Iron Fence, Backs to Greenbelt
- Oversized 2 Car Garage with Golf Cart Parking

**Heritage Ranch** is an active 55+ golfing community offering a gate guarded entrance, indoor & outdoor pools, fitness center, tennis courts, bocce ball & croquet courts, game rooms, arts & crafts facilities, walking & cycling paths and well-maintained common areas.

**3 Bedrooms / 3.5 Baths / Living / 2 Dining / Game / Screened Porch / 2 Car Garage**

MLS:	13946044	Family Room:	14 x 21	Kitchen:	12 x 12	Master Suite:	16 x 14
Year:	2005	Formal Dining:	10 x 11	Breakfast:	10 x 10	Bedroom 2:	12 x 11
Square Ft:	2,700/tax	Game Room:	16 x 12	Utility:	8 x 8	Bedroom 3:	11 x 13/2
Lot Size:	0.190/acre					Screened Porch:	8 x 23

Plano ISD:      Barksdale Elementary      Renner Middle      Shepton High      Plano West Sr High

\*Schools subject to verification



*Jane Clark*  
realty group

**Direct: (214) 802-4680**

Office: (972) 562-8883

Email: [jlclark@kw.com](mailto:jlclark@kw.com)

[www.JaneClarkHomes.com](http://www.JaneClarkHomes.com)

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