



**\$405,000**

- Granite
- Meets ADA Requirements
- Sunroom & Pergola
- Lush Landscaping with River Rocks



**726 Meadowlark Drive**

**The Aviary**

**Murphy**

***Charming Single Story Home with Great Landscaping and Mature Trees!  
Plano ISD! Home is ADA Compliant with ADA Bathroom and Doorways!***

- Brick Façade with Cozy Covered Front Porch
- Great Curb Appeal with Mature Trees, Side Driveway
- 10' Ceilings Throughout Home
- Formal Dining offers Crown Molding, Chandelier & Chair Rail
- Family Room has Gas Log Fireplace with Wooden Mantel, Media Cut-out & Wall of Windows to the Back
- Study features French Doors & Crown Molding
- Half Bath with Pedestal Sink
- Roof 2017
- Kitchen offers Abundance of Built In Cabinetry, Granite, SS Appls, Pendant Lights & Large Island with Culinary Sink & Disposal
- Gas Kitchenaid Range with 5 burners, 2nd Electric Oven, Built-In Microwave
- Large Breakfast Area with 1/2 Wall of Storage Cabinets
- Master Bedroom has Crown Molding & 2 Master Baths
- First Master Bath has Sep Shower with Body Sprays, Jetted Tub & Huge Walk-In Closet
- Second Master Bath is ADA compliant with Roll in Shower with Body Sprays & Huge Walk-in Closet
- Two 2nd Bedrooms share Full Bath
- Utility Room has Sink & Cabinets
- Abundance of Storage
- 25 x 6 Sunroom with Sliding Door & Full Sliding Windows
- Pergola Covered Patio with Flagstone & Cedar Posts
- Professionally Landscaped Back Yard with River Rocks
- BOB Stained Fence with Steel Posts
- High End Storage Shed

**3 Bedrooms / 3.5 Baths / Living / 2 Dining / Study / Sunroom / 2 Car Garage**

MLS:	13916103	Family Room:	22 x 15	Kitchen:	10 x 20	Master Suite:	17 x 16
Year:	2006	Formal Dining:	15 x 11	Breakfast:	10 x 10	Bedroom 2:	12 x 11
Square Ft:	3,267/tax	Study:	10 x 9	Utility:	5 x 7	Bedroom 3:	11 x 9
Lot Size:	0.28/acre					Other:	7 x 8

Plano ISD:      Hunt Elementary      Murphy Middle      McMillen High      Plano East Sr High

\*Schools subject to verification through Plano ISD.



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