



**\$388,000**

- **Bright and Open**
- **Plantation Shutters**
- **Lush Landscaping**
- **3 Car Garage**
- **Conveniently Located**

**3117 Preston Meadow Dr                      Highlands of Preston Ridge                      Plano**

***Immaculate, Stylish Home with Fine Elements, Large Bedrooms and 2 Living Rooms.  
Highly Sought After Location! Close to Schools, Shopping and Community Parks!***

- Brick Façade with Arched Windows & Lush Landscaping
- Stunning Wood Entry Door with Glass and Lead Windows
- Tiled Foyer with Chandelier, Molding, Column and Arched Entries
- Large, Inviting Formal Living has Molding and Millwork
- Double Sided Gas Fireplace flanked by Built in Shelves and Cabinets
- Family Room with Built ins has Wall of Windows with Plantation Shutters & Overlooks Backyard
- Bose Surround Sound Speakers
- Kitchen has Abundance of Built in Cabinetry, Wood Flooring, Pantry & Open to Family Room
- Tile Backsplash, Double Ovens, Large Breakfast Bar and Island with Electric Cooktop
- Breakfast Area has Generous Windows and Wood Floors, plus Access to Quaint Backyard
- Formal Dining is Vaulted with Chandelier, Chair Rail, Molding and Millwork
- Separate Utility Room has Tile Flooring, Cabinets, Counter with Sink and Drip Dry Rod
- Charming Outdoor Atrium
- Master Bedroom is Vaulted with Plantation Shutters, Molding & Sitting Area w/Built in Bookcase
- Master Bath w/Dual Vanities and Sinks, Separate Shower, Corner Jetted Tub and 10 x 9 WIC
- Spacious Secondary Bedrooms & Full Bath w/Double Sinks, Front Bedroom works well as Study
- Brick Paver Patio and Raised Flower Beds, Wood Fencing
- 3 Car Garage with Alley Access

**Recent Updates**

- 2016 Roof, Gutters, Window Screens, Garage Doors, Two Hot Water Heaters

**Description: 4 Bedrooms / 2.5 Baths / 2 Living / 2 Dining / Utility / 3 Car Garage**

MLS: 13532723	Living Room: 18 x 17	Family Room: 20 x 17	Master Bedroom: 22 x 15
Year Built: 1997	Kitchen: 15 x 13	Breakfast: 12 x 10	2nd Bedroom: 15 x 11
SF: 3,019/tax	Dining Room: 13 x 10	Utility: 10 x 6	3rd Bedroom: 14 x 11
Lot Size: 0.22 acres			4th Bedroom: 14 x 10

Schools: Plano ISD    Hightower Elementary School    Frankford Middle    Shepton High    Plano West Sr. High



*Jane Clark*  
realty group

**Direct: (214) 802 4680**  
Office: (972) 562 8883  
Email: [jlclark@kw.com](mailto:jlclark@kw.com)



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.



