



\$390,000

- **Greenbelt, Park, Trails**
- **Vaulted Ceilings**
- **Sunroom with HVAC**
- **E tenced Patio**
- **Frisco ISD Schools**



4444 White Rock Ln Villages of White Rock Creek Plano

Amazing Home, Built with Quality in Mind. Boasts a Sunroom, Extended Patio & Beautifully Landscaped Yard. Refreshed with Carpet, Paint & More!

- Brick Faade with Brick encased Flower Beds & Mature Trees
- Welcoming Foyer w/Tile Floor
- Formal Living w/Soaring Ceiling
- Formal Dining Vaulted with Chair Rail & Elegant Chandelier
- Open Family Room Vaulted
- Fire Place with Custom Mantle, Gas Logs & Gas Start
- Large Open Game Room up
- Window Treatments in Living, Dining & Family Rooms
- Architectural Arches, & Cuts
- 2 Partial Floored Walkout Attics with Solar Powered Attic Vents
- Kitchen with Decorative Corian Counters, Island & Breakfast Bar
- Tiled Backsplash with Accents
- 42" Furniture Finish Cabinetry offering abundance of storage
- Built-in Microwave & Oven
- 4 Burner Gas Cooktop
- Butler Pantry has Built-ins with Glass Fronts & Tiled Backsplash
- Separate Pantry w/ deep shelving
- Breakfast Area w/Planning Desk & Decorative Chandelier
- Dual Staircases
- Separate Utility with Shelving & Room for freezer.
- Private Master Suite w/Bay Windows, Crown Molding & Black Out Drapes
- Master Bath features H & H Vanities, Sep Shower & Custom Walk-in Closet
- Spacious Secondary Bedrooms –Split with Walk-in Closets-one Vaulted
- Jack & Jill with Private Vanities
- Front Bedroom works well as Study
- Large Under Stair Storage

Upgrades

- Roof Replaced January, 2016
- Refreshed Carpet & Paint
- 2-50 Gallon Water Heaters 2015
- Champion Sunroom with HVAC & Acid-Stained Concrete Flooring 2011

Description: 5 Bedrooms/ 4 Baths/ 3 Living/ 2 Dining/ Game Room/ Sunroom/ 2 Car Garage

MLS: 13310863	Formal Living: 11 x 9	Kitchen: 15 x 12	Master: 14 x 20
Year Built: 2000	Formal Dining: 11 x 13	Breakfast: 18 x 9	Bedroom 2: 12 x 12
Square Foot: 3915/Tax Bldg Plan	Family: 17 x 20	Butler Pantry: 5 x 5	Bedroom 3: 10 x 19/2
Lot: 0.170 Acres	Game Room: 21 x 19/2	Utility: 9 x 5	Bedroom 4: 12 x 15/2
Subdivision: White Rock Creek	Garage: 2 Car	Sunroom: 20 x 16	Bedroom 5: 14 x 17/2

Schools: Frisco ISD Elementary: Borchardt Middle: Fowler High: Liberty



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

