



\$230,000

- Cul de Sac Lot
- Light & Bright
- Solar Screens
- Radiant Barrier
- Walk to School, Park & Pool



9454 Wichita Trail

The Trails of West Frisco

Frisco

***Spectacular One Story with Great Curb Appeal on Cul de Sac Lot!
Recent Carpet and Paint. Amazing Location with Exceptional Schools!***

- Brick Façade with Covered Porch and Arched Entry
- Lush Landscaping with Brick Garden Edging
- Foyer with Tile Flooring, Hallway Niche and Chic Lighting
- Spacious Family Room is Vaulted with Ceiling Fan
- Wall of Windows overlooks Backyard and offers Considerable Natural Light
- Gas Log Fireplace with Tile Surround and Wood Mantle
- Neutral Colors Throughout
- Kitchen with Breakfast Bar overlooks Family Room
- Wood Laminate Flooring
- Recessed Lighting
- Abundance of Built in Cabinetry & Island w/Storage
- Pantry in Kitchen
- Cooktop, Oven, Dishwasher and Built in Microwave
- Charming Breakfast with Window Seat
- Separate Utility Room with Drip Dry Rod and Shelving
- Solar Screens
- Radiant Barrier
- Master Suite with Vaulted Ceiling and fan
- En Suite Bath has Dual Sinks and Vanity, Garden Tub and Separate Shower
- Large Walk in Closet
- Spacious Secondary Bedrooms with Large Closets
- Full Bath with Wood Laminate Flooring and Linen Closet
- Outdoor Patio with Play Yard
- Wood Fencing with Metal Posts

Recent Updates

- Carpet 2017, Paint 2016
- HWH 2015, Roof 2014

The Trails of West Frisco: Parks, Playgrounds, Pools, Tennis & Basketball Courts, Jogging Trails and Community Events

3 Bedrooms / 2 Baths / Living / Dining / 2 Car Garage

MLS:	13521918	Family Room:	20 x 15	Kitchen:	12 x 11	Master Bedroom:	14 x 13
Year Built:	1999	Utility:	6 x 6	Breakfast:	10 x 6	2nd Bedroom:	13 x 10
Square Feet:	1,552/tax	Lot Size:	0.126	Garage:	2 Car	3rd Bedroom:	11 x 10

Schools: Frisco ISD Fisher Elementary Cobb Middle School Wakeland High School



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*Schools subject to verification through Frisco ISD

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