

# \$739,000 - 3539 Crosshaven Lane, Frisco

MLS® #20992204

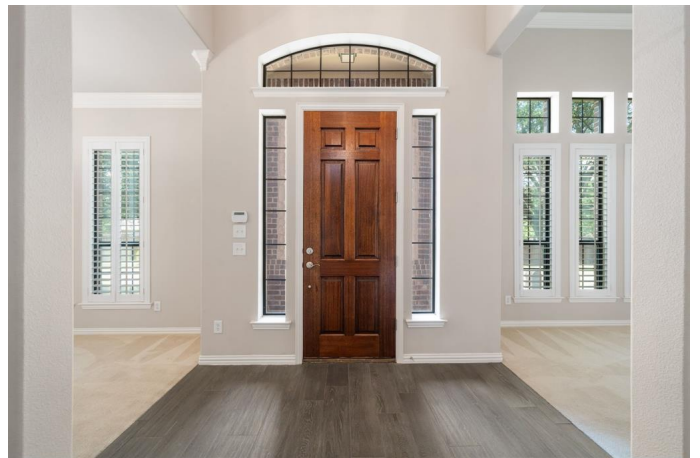
**\$739,000**

4 Bedroom, 4.00 Bathroom, 3,988 sqft

Residential on 0.22 Acres

Heather Ridge Estates Ph V, Frisco, TX

Welcome to this beautifully maintained 2-story home in the desirable Heather Ridge neighborhood in the heart of Frisco and zoned to Wakeland HS. Step inside to a warm and inviting foyer with wood-look tile floors and a sweeping staircase. The formal dining and living rooms are on just off the entry, with plantation shutters and crown molding, and both great flex spaces! A private study with French doors and a walk-in closet offers flexibility for a home office or guest space, with a closet and full bath conveniently located nearby. The spacious kitchen is complete with a gas cooktop, built-in microwave and oven, granite countertops, updated backsplash, and a walk-in pantry. The breakfast nook and kitchen are finished with durable wood-look tile, creating a cohesive flow into the adjacent main living space. This space welcomes you with vaulted ceilings, a stone hearth, gas fireplace with logs, and large windows bringing in natural light. The primary suite features vaulted ceilings, a walk-in closet with seasonal storage, and a spa-inspired bath with a seamless glass shower, garden tub and dual vanities. Upstairs, discover abundant living space with a vaulted game room and a huge media room. Additionally, you will find three secondary bedrooms that include walk-in closets and share two full baths, one of which is an updated Jack-and-Jill. The backyard is a true escape with a stamp and stained patio, steel pergola, tranquil water feature and shade trees providing privacy and charm. Energy



efficient home with radiant barrier and extra insulation. Heather Ridge is an established community known for its neighborhood park and pool, convenient access to FISD top-rated schools, and close proximity to shopping, dining and major highways. \*\*The sellers are offering a \$4,000 flooring allowance, providing the perfect opportunity to personalize this home to your taste\*\* Donâ€™t miss your chance to own this versatile and inviting home in Frisco!

Built in 2005

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 20992204                |
| Price          | \$739,000               |
| Bedrooms       | 4                       |
| Bathrooms      | 4.00                    |
| Full Baths     | 4                       |
| Square Footage | 3,988                   |
| Acres          | 0.22                    |
| Year Built     | 2005                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Traditional             |
| Status         | Active                  |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 3539 Crosshaven Lane       |
| Subdivision | Heather Ridge Estates Ph V |
| City        | Frisco                     |
| County      | Denton                     |
| State       | TX                         |
| Zip Code    | 75033-1288                 |

**Amenities**

|           |                                                                                                 |
|-----------|-------------------------------------------------------------------------------------------------|
| Utilities | City Sewer, City Water, Concrete, Curbs, Sidewalk                                               |
| Features  | Community Pool, Curbs, Greenbelt, Jogging Path/Bike Path, Park, Playground, Community Sprinkler |

|              |                                                                          |
|--------------|--------------------------------------------------------------------------|
| # of Garages | 3                                                                        |
| Garages      | Driveway, Garage, Garage Door Opener, Garage Faces Rear, Inside Entrance |

## Interior

|                   |                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Cable TV Available, Decorative Lighting, Eat-in Kitchen, Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s) |
| Heating           | Central, Natural Gas                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                                                       |
| Fireplaces        | Gas, Living Room                                                                                                                                                                        |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Covered Porch(es)                                       |
| Lot Description   | Interior Lot, Landscaped, Sprinkler System, Subdivision |
| Roof              | Composition                                             |
| Construction      | Brick                                                   |
| Foundation        | Slab                                                    |

## School Information

|            |            |
|------------|------------|
| District   | Frisco ISD |
| Elementary | Carroll    |
| Middle     | Cobb       |
| High       | Wakeland   |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Agent  | Jeff Cheney     |
| Listing Office | Monument Realty |

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Listing information last updated on November 4th, 2025 at 4:33pm CST