

\$1,425,000 - 3312 Crosby Lane, Celina

MLS® #21050308

\$1,425,000

5 Bedroom, 5.10 Bathroom, 4,782 sqft

Residential on 0.33 Acres

Light Farms The Graham Neighborhood Ph 3,
Celina, TX

Attention Buyer Incentive Available. Welcome to Light Farms, a resort lifestyle, where home feels like a retreat and community comes alive, barely-lived-in NEW build that blends timeless design with today's must-have features. Offering 5 bedrooms, 6 bathrooms, and a 3-car garage, this home delivers space, style, and sophistication on a gorgeous oversized lot while a generous lot offers the perfect canvas for a luxury pool and outdoor retreat. CLOSEST Proximity to community amenities, steps away from this beautiful property. Inside, the chef's kitchen steals the spotlight with top-tier appliances, dual ovens, a built-in refrigerator, wine cooler, and a spacious island ideal for gathering. Soaring ceilings and natural light bring warmth to every room, while smart home wiring, designer lighting, and custom finishes add layers of comfort and convenience. The open floorplan makes both everyday living and entertaining effortless.

Retreat to the primary suite where \$7,000 in seller incentives await perfect for a custom closet build-out or closing cost credit. A second primary suite, walk-in closets, and spa-inspired baths add to the home's comfort and flexibility.

Located in Light Farms, a community that feels like a resort with pickleball, tennis, miles of trails, lakes, pools, The Barn restaurant, and vibrant social gatherings all just outside your front door. Schools are



moments away, making this a lifestyle that checks every box.

Built in 2024

Essential Information

MLS® #	21050308
Price	\$1,425,000
Bedrooms	5
Bathrooms	5.10
Full Baths	5
Half Baths	1
Square Footage	4,782
Acres	0.33
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary/Modern
Status	Active

Community Information

Address	3312 Crosby Lane
Subdivision	Light Farms The Graham Neighborhood Ph 3
City	Celina
County	Collin
State	TX
Zip Code	75009

Amenities

Utilities	Cable Available, City Sewer, City Water, Curbs, Electricity Available, Individual Gas Meter, Individual Water Meter, Natural Gas Available, Sidewalk, Underground Utilities
# of Garages	3
Garages	Driveway, Garage, Garage Door Opener, Garage Faces Front, Garage Faces Rear, Inside Entrance, Kitchen Level, Lighted, Oversized

Interior

Interior Features	Built-in Features, Built-in Wine Cooler, Cable TV Available, Chandelier, Decorative Lighting, Double Vanity, Eat-in Kitchen, Flat Screen Wiring,
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	Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Pantry, Smart Home System, Sound System Wiring, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Second Primary Bedroom
Heating	Central, Natural Gas
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room

Exterior

Exterior Features	Covered Porch(es), Rain Gutters, Lighting, Private Yard
Lot Description	Few Trees, Landscaped, Lrg. Backyard Grass, Sprinkler System, Subdivision
Roof	Shingle
Construction	Siding, Stucco, Wood
Foundation	Slab

School Information

District	Prosper ISD
Elementary	Light Farms
Middle	Reynolds
High	Prosper

Listing Details

Listing Agent	Samantha Zeller
Listing Office	NEST Real Estate

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