

\$760,000 - 12698 Colborne Drive, Frisco

MLS® #21075565

\$760,000

4 Bedroom, 3.10 Bathroom, 3,825 sqft

Residential on 0.23 Acres

Christie Ranch Ph 1b, Frisco, TX

SELLERS HAVE CONJURED THIS SPINE-TINGLING PRICE DROP! DON'T BURY THIS SPOOKTACULAR DEAL!! Highly Motivated Sellers! Luxury finishes throughout!

A beautifully designed home office space, formal dining, and a spacious family room with hand scraped wood flooring. This property features two main level suites! An expansive primary suite, lavish ensuite bathroom complete with a double shower, soaking tub, dual vanities, and a double walk-in closet; plus a secondary bedroom and bathroom space; perfect for a guest retreat or live-in suite. Gourmet kitchen equipped with a gas Viking Range, double ovens, ample counter space, and large island! Upstairs you'll find a second living area, full bathroom, media room, and two additional bedrooms including new high-end carpet with lifetime transferable warranty! NEW systems upgrades include a class 3 impact-resistant roof, a state-of-the-art HVAC system enhanced with built-in UV air sanitation, and a tankless water heater! Protect your investment for years to come! Living in Christie Ranch provides access to superior amenities, such as a resort-style pool, clubhouse for events, playground, and basketball court.

Built in 2005

Essential Information



MLS® #	21075565
Price	\$760,000
Bedrooms	4
Bathrooms	3.10
Full Baths	3
Half Baths	1
Square Footage	3,825
Acres	0.23
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	12698 Colborne Drive
Subdivision	Christie Ranch Ph 1b
City	Frisco
County	Denton
State	TX
Zip Code	75033-0453

Amenities

Utilities	Cable Available, City Sewer, City Water, Concrete, Curbs, Electricity Connected, Individual Gas Meter, Individual Water Meter, Natural Gas Available, Underground Utilities
Features	Club House, Community Pool, Curbs, Sidewalks
# of Garages	3
Garages	Driveway, Garage Door Opener, Garage Faces Side, 2-Car Single Doors, Inside Entrance, Kitchen Level, Oversized, Tandem

Interior

Interior Features	Cable TV Available, Chandelier, Decorative Lighting, Eat-in Kitchen, Flat Screen Wiring, Granite Counters, High Speed Internet Available, In-Law Suite Floorplan, Kitchen Island, Natural Woodwork, Open Floorplan, Sound System Wiring, Vaulted Ceiling(s), Walk-In Closet(s)
Heating	Central, Fireplace Insert, Natural Gas, Zoned
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas Logs, Heatilator, Living Room, Metal, Stone
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Exterior

Exterior Features	Covered Porch(es), Rain Gutters, Lighting
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Lot Description	Corner Lot, Interior Lot, Landscaped, Sprinkler System, Subdivision
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Roof	Composition
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Construction	Brick, Rock/Stone, Siding
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Foundation	Slab
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School Information

District	Frisco ISD
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Elementary	Boals
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Middle	Trent
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High	Lone Star
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Listing Details

Listing Agent	Donna Wall
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Listing Office	Monument Realty
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