

# \$769,999 - 12959 Averi Lane, Farmers Branch

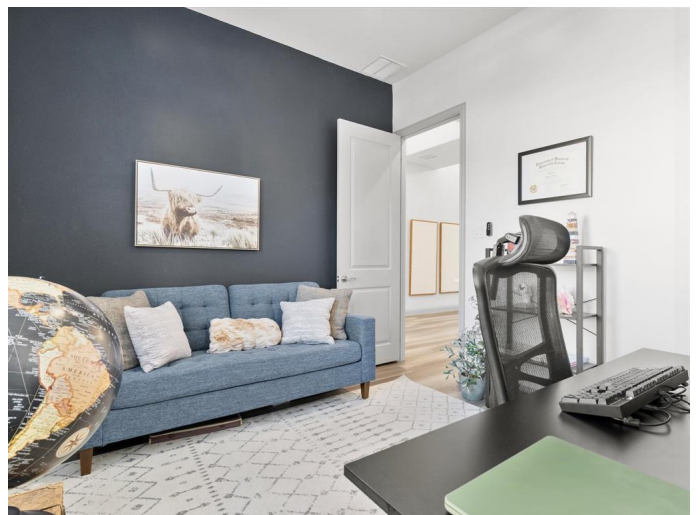
MLS® #21098293

**\$769,999**

5 Bedroom, 3.10 Bathroom, 3,387 sqft  
Residential on 0.13 Acres

Kensington Place, Farmers Branch, TX

Northeast-facing breathtaking estate-style First Texas home with upgrades galore! Priced to sell, an incredible value for this neighborhood! Located in the highly sought-after Mercer Crossing community. A true designer dream gem with impressive curb appeal that checks every box! The main-floor features the primary suite, a second bedroom or office, and an additional bath. Head upstairs to find four spacious bedrooms along with a cozy yet generously sized theater style game room perfect for the kids hang out or family movie night! The upstairs layout also provides an ideal setup for guests or multigenerational living. Imagine entertaining in this stunningly designed chef style kitchen featuring custom cabinetry, premium Electrolux stainless steel appliances, 5 burner gas cooktop, an oversized center island, upscale quartz countertops, elegant subway tile backsplash, and a stunning wood vent hood, a sophisticated kitchen upgrade. Your grand living room showcases an open layout and soaring ceilings that adds to this homes elevated ambience. Unwind in your spacious primary bedroom with a separate sitting area and a spa-like ensuite featuring dual vanities, upgraded oversized shower with designer tile, and an expansive walk-in closet! Additional upgrades include: Savant Home Automation System, Raised stone landscaping pavers, 5-inch plantation shutters, covered patio with ceiling fan and exterior lighting, water softener, reverse osmosis system, upgraded Electrolux



appliances, French doors, floor to ceiling laundry cabinetry, added attic door and subfloor above garage, epoxy garage flooring, tankless water heater, and so much more!! Get with agent for full list of upgrades. This vibrant master-planned community offers an amenity center, multiple pools, a gym, dog parks, playgrounds, lakes, and extensive walking trails. The location is unbeatable offering easy access to 635, 35, the George Bush Turnpike, both airports, and countless shopping and dining options.

Built in 2021

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 21098293                |
| Price          | \$769,999               |
| Bedrooms       | 5                       |
| Bathrooms      | 3.10                    |
| Full Baths     | 3                       |
| Half Baths     | 1                       |
| Square Footage | 3,387                   |
| Acres          | 0.13                    |
| Year Built     | 2021                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Traditional             |
| Status         | Active                  |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 12959 Averil Lane |
| Subdivision | Kensington Place  |
| City        | Farmers Branch    |
| County      | Dallas            |
| State       | TX                |
| Zip Code    | 75234-4899        |

**Amenities**

|           |                        |
|-----------|------------------------|
| Utilities | City Sewer, City Water |
|-----------|------------------------|

|              |                                                                                            |
|--------------|--------------------------------------------------------------------------------------------|
| Features     | Club House, Community Pool, Greenbelt, Jogging Path/Bike Path, Park, Playground, Sidewalks |
| # of Garages | 2                                                                                          |
| Garages      | Garage, Garage Faces Rear                                                                  |

### **Interior**

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Cable TV Available, Decorative Lighting, Double Vanity, Eat-in Kitchen, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s) |
| Heating           | Central                                                                                                                                       |

### **Exterior**

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
| Roof              | Composition  |
| Construction      | Brick, Wood  |
| Foundation        | Slab         |

### **School Information**

|            |                               |
|------------|-------------------------------|
| District   | Carrollton-Farmers Branch ISD |
| Elementary | Landry                        |
| Middle     | Bush                          |
| High       | Ranchview                     |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Agent  | Sandra Drake            |
| Listing Office | Ebby Halliday, REALTORS |

Users may not reproduce or redistribute the data found on this site. The data is for viewing purposes only. Data is deemed reliable, but is not guaranteed accurate by the MLS or NTREIS.

Listing information last updated on November 4th, 2025 at 1:05pm CST