



\$330,000

- **Pool & Spa**
- **Granite/Wood Beams**
- **Corner Lot**
- **Walk to Elementary**



1409 Hampton Ln

Briarmeade

Plano

***One Story with Rich, Wood Beams and Two Living Areas!
Heated Pool and Spa. Located near Shopping, Schools and Parks.***

- Brick Façade & Covered Porch
- Lush Landscaping & Trees
- Tiled Foyer with Molding, Skip Trowel Texture and Chandelier
- Great Room has Rich Wood Beam Ceiling and Walls
- Corner Stacked Stone Fireplace with Gas Logs and Raised Hearth
- Game Room has Rich Paneling and Built Ins with Shelving & Cabinets, French Doors
- Wet Bar has Sink, Cabinets and Mini Refrigerator
- 9' x 7' Atrium with Glass Walls is Vaulted with Skylight and has Terra Cotta Tile Floor
- Kitchen has Granite Counters and Tile Flooring
- Lots of Built-in Wood Cabinetry
- Electric Cooktop w/Grill and Downdraft Vent, Wall Oven, Built-in Microwave with Convection & Dishwasher
- Large Vaulted Breakfast Area with Beam Ceiling and Built in Hutch with Cabinets, Some w/ Glass Fronts
- Formal Dining has Tile Floor, Molding, Wainscoting & Access to Kitchen
- Separate Utility Room has Cabinets & Room for Freezer
- Master Suite is Spacious with Molding, Ceiling Fan & Private Access to Atrium
- Master Bath features Large Vanity w/Dual Sinks, Separate Tiled Shower and Jetted Tub
- 2 Walk in Closets with Shelving
- 3 Secondary Bedrooms w/ Ceiling Fans, 1 Split frm Master
- Two Full Baths are Tiled
- Enclosed Porch has Tile Floor and Sliding Glass Dr to Pool
- Sparkling Pool and Spa, Heated
- Wood Fence, 2 Car Garage

Updates

- Roof 2015, 1 HWH & A/C 2012

4 Bedrooms / 3 Baths / 2 Living / 2 Dining / 2 Car Garage / Pool & Spa

MLS:	13587777	Great Room:	22 x 16	Formal Dining:	13 x 12	Master Bedroom:	17 x 15
Year Built:	1980	Game Room:	18 x 15	Kitchen:	16 x 11	2nd Bedroom:	13 x 11
Lot Size:	0.230 acres	Utility:	11 x 7	Breakfast:	11 x 10	3rd Bedroom:	12 x 11
Square Feet:	2,896/Tax	Atrium:	9 x 7			4th Bedroom:	11 x 11
Schools:	Plano ISD	Harrington Elementary	Carpenter Middle	Clark High	Plano Senior High		



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*Schools subject to verification through Plano ISD

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