



\$385,000

- **Pool & Outdoor Kitchen**
- **Hand Scraped Hardwoods**
- **Study/Game Room**
- **Open Patio & Sitting area**
- **Large Landscaped Yard**

11822 Barrymore Dr

Parkside Estates

Frisco

Absolutely Stunning Custom with Updates Galore!

Relax in the Pool or Enjoy the Flagstone Sitting Area in the Beautifully Landscaped Yard

- Brick Façade with Decorative Accents
- Covered Porch with Pebbletec Walk-up, Mature Trees & Lush Landscaping
- Soaring Foyer with Elegant Chandelier
- Artistic Cut with Stained Glass Window
- Decorative Crown Molding in Foyer, Formal Living & Formal Dining
- 6 inch Hand Scraped Hardwoods in Foyer, Kitchen, Breakfast & Family Rm
- Formal Living used as Study
- Elegant Formal Dining Vaulted
- Large Family Room w/Vaulted ceiling
- Stone Fireplace with Custom Mantle, Wood Burning & Gas Start
- Sweeping Staircase with Decorative Spindles & Inlaid Carpet
- Kitchen with Vibrant Cobalt Blue Tiled Counters
- Vintage Tin-pressed Backsplash
- Oversized Apron Sink
- Abundance of Built-in Cabinetry
- Built-in Tiled Planning Desk
- 4 Burner Gas Cooktop
- Convection Oven
- Bosch Dishwasher
- Large Walk-in Pantry
- Charming Breakfast Area with Chandelier & Large Windows
- Separate Utility with Built-ins & Hanging Rack
- 2 Car Garage with Outdoor Entry & Handmade Workbench
- Master Suite with Bay Windows
- Crown Molding with Corner Accents
- Lavish Master Bath with His & Hers Vanities, Large Walk-in Closet
- Jetted tub with Rainglass Windows
- Seamless Shower w/Raindrop Head
- Vaulted Secondary Bedrooms Split
- Large Vaulted Game Room with Noise Control Shutters

Outdoor Experience

- Pool with Extended Flagstone Deck
- Outdoor Kitchen with SS Grill
- Large Landscaped Yard w/Flagstone Patio & Separate Sitting Area
- Large Grass Play area
- Board-on-Board Fence

Description: 5 Bedrooms/ 3.1 Baths/ 2 Dining/ 2 Living/ Game/ Pool/ 2 Car Garage

| | | | | | | | |
|--------------|------------------|----------------|-----------|----------------|---------|------------|-----------|
| MLS: | 13348258 | Formal Living: | 12 x 11 | Formal Dining: | 11 x 11 | Master: | 15 x 17 |
| Subdivision: | Parkside Estates | Family Room: | 17 x 19 | Kitchen: | 16 x 8 | Bedroom 2: | 14 x 12/2 |
| Year Built: | 2003 | Game Room: | 21 x 17/2 | Breakfast: | 11 x 8 | Bedroom 3: | 12 x 14/2 |
| Sq. Feet: | 3178/Tax | Garage: | 2 Car | Utility: | 8 x 5 | Bedroom 4: | 17 x 11/2 |
| Lot Size: | 0.20 acres | | | | | Bedroom 5: | 13 x 10/2 |

Schools: Frisco ISD Elementary School: Gunstream Middle School: Wester High School: Frisco



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*Schools subject to verification through Frisco ISD. Client to confirm measurements.







**11822 Barrymore Drive
Parkside Estates
Frisco**

Updates

- 2016 Water Heater (50 Gallon) replaced
- 2016 Recent Stain on Fence
- 2015 Hand Scraped Hardwood Floors
- 2015 Updated Master Bath-Paint, Seamless Shower, Fixtures & Mirror
- 2015 AC Compressors (2) replaced
- 2012 Interior Paint, replaced Dishwasher & Microwave
- 2012 Outdoor Kitchen with Tile Counter & Stainless Steel Grill Built
- 2011 Tiled Kitchen Counters & Vintage Backsplash

Amenities

- Soaring Ceilings with Decorative Architectural Cuts & Arches
- Stained Glass Window in Foyer
- Hand scraped Hardwood Flooring
- Tiled Kitchen & Breakfast Bar with room for seating
- Bosch Dishwasher, Convection Oven & 4 Burner Gas Cooktop
- Oversized Decorative Apron Sink
- Kitchen Area with Built-in Tiled Planning Desk
- Large Inviting Family Room with amazing view of Patio & Yard
- Game Room with Adjustable Shutters for noise control
- Attic accessible from Game Room
- Second Bedroom used as Playroom with Custom Playhouse
- Flagstone Patio with Separate Flagstone Sitting & Tanning Areas
- Stone Outdoor Kitchen with Tiled Counter & Stainless Steel Grill
- Pool with D.E. Filter & Recent Color Changing Pool Light & Timer
- Vibrant Rose Bushes, Herb Garden, Hydrangeas, Giant Hibiscus, Glades & Crape Myrtles
- Large Grass Play Area
- Handmade Wood Workbench in Garage
- Board-on-Board Fence
- Central Vac, Radiant Barrier & Energy Star Certified
- Frisco ISD Schools