



\$425,000

- **Hardwood Floors**
- **Granite Countertops**
- **Stainless Steel Appliances**
- **Bathrooms Remodeled**
- **Great Location**



318 Canyon Valley Dr

Canyon Creek Country Club

Richardson

***Charming Single Story in Coveted Canyon Creek with Beautiful Curb Appeal!
Bathroom Remodels Completed and Ready for a New Owner to Love!***

- Brick Façade with Covered Front Porch, Mature Trees and Lush Landscaping
- Family Room offers Hardwood Floors, Wood Paneling, Crown Molding, Brick Fireplace with Gas Starter, Built-In Shelving and Door to Backyard
- Formal Dining has Hardwood Floors, Wood Paneling, Crown Molding and Chandelier
- Study or Den with Tile Floors, Mirrored Accent Wall and Door to Front Yard
- Chef's Kitchen features Granite Countertops, Tile Backsplash, Undermount Sink and Stainless Steel Appliances including Double Ovens and Glass Cooktop
- Breakfast Area with Wainscoting, Chair Rail Molding and Chandelier
- Utility Room has Built-In Cabinetry and Room for Full Size Washer and Dryer
- Private Master Suite has Backyard Views
- Master Bath with Separate Furniture Style, Vanities with Granite Countertops, Framed Mirror, Stand-Up Shower and Walk-In Closets
- Three Secondary Bedrooms
- Full Bathroom with Furniture Style Vanity with Granite Countertop, Framed Mirror and Undermount Sink
- Open Patio and Grassy Backyard surrounded Wood Fence
- 2 Car Oversized Rear Garage with Storage Closet and Exterior Door to Backyard
- A/C - 2021
- Carpet - 2019
- Furnace - 2016
- Roof - 2014
- Water Heater - 2012

4 Bedrooms / 2 Baths / Living / 2 Dining / Study or Den / 2 Car Garage

MLS:	14676821	Family Room:	18 x 17	Kitchen:	10 x 10	Master Suite:	14 x 12
Year:	1970	Formal Dining:	12 x 8	Breakfast:	9 x 10	Bedroom 2:	10 x 10
Square Ft:	2,131/tax	Den or Study:	11 x 10	Utility:	5 x 6	Bedroom 3:	12 x 11
Lot Size:	0.21 acre					Bedroom 4:	11 x 11

Plano ISD: Aldridge Elementary Wilson Middle Vines High Plano Senior High

*Schools subject to verification through Plano ISD.



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