



**\$640,000**

- Granite Countertops
- Hardwood Floors
- Plantation Shutters
- Tankless Water Heater
- Highly Rated Schools



**6604 Leighton Ridge Dr**

**Spring Ridge**

**Plano**

***Gorgeous, North Facing, 2 Story Home in Prestigious Spring Ridge!  
Great Location near Entertainment, Top Rated Schools and Parks!***

- Gorgeous Walkup with Lush Landscaping and Stamped Concrete Path
- Brick and Stone Façade with Covered Porch and Striking 8-Foot Red Door
- Plantation Shutters Through-Out
- Open Foyer has 18-Foot Ceiling, Curved Wood Stairs and Travertine Floors
- Formal Dining with Hardwood Floors and Chandelier
- Formal Living offers Hardwood Floors, Wall of Windows with 18-foot Ceiling and Gas Log Fireplace with Rich Millwork
- Inviting Family Room with Hardwood Floors, Crown Molding and Gas Log Fireplace with Electric Blower and Rich Millwork
- Main Level Secondary Bedroom has Hardwood Floors and Closet, Works well as Office
- Full Bathroom has Granite Counters
- Kitchen offers Granite Counters, Tile Backsplash, Travertine Floors, an Abundance of Built In Cabinetry with Under Mount Lighting, Island and Built-In Granite Topped Desk
- Appliances Include: Gas Cooktop, Double Ovens and Built-In Microwave
- Breakfast Area has Chair Rail Molding and Second Staircase
- Master Suite features Hardwood Floors, Bay Window Sitting Area and Crown Molding
- Spa-Like Master Bath has Separate Vanities with Granite Counters, Marble Floors, Separate Shower, Jetted Tub and Walk-In Closet with Custom Built-In Cabinet
- 3 Secondary Bedrooms Upstairs
- 2 Full Baths with Granite Counters, One is Jack & Jill with Separate Vanities
- Spacious Game Room Up has Vaulted Ceiling and Wall of Windows
- Media Room features French Doors and Vaulted Ceiling
- 18x25 Walk-Out Attic Space
- Utility Room has Built-In Cabinetry and Room for Full Size Washer and Dryer
- Stamped Concrete Covered Patio extends out to Large Open Patio with Brick and Pebble Walkways
- Grassy Yard surrounded by Lush Landscaping and 8-foot Board on Board Wood Fence with Decorative Accents
- 3 Car Oversized Rear Garage
- Decorative Fluted Molding on all Downstairs Doors
- Tankless Water Heater with Flow Tracker to Remove Minerals
- A/C - 2020/2019
- Roof - 2014

**5 Bedrooms / 4 Baths / 2 Living / 2 Dining / Game / Media / 3 Car Garage**

MLS:	14689823	Family Room:	16 x 18	Kitchen:	14 x 15	Master Bedroom:	14 x 23
Year Built:	1999	Formal Living:	15 x 11	Breakfast:	10 x 12	Bedroom 2:	12 x 12
Lot Size:	0.20 acres	Formal Dining:	11 x 12	Game:	19 x 17	Bedroom 3:	11 x 15/2
Square Feet:	4,309/Appraisal	Media/Other:	16 x 11/2	Bedroom 5:	12 x 12/2	Bedroom 4:	11 x 15/2
Plano ISD:	Skaggs Elementary	Rice Middle	Jasper High	Plano West Senior High			

\*Schools subject to verification through Plano ISD



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