



Jane Clark
realty group

This custom Beazer is in the Master Planned Frisco community of Miramonte. The Chateau plan has all the upgrades and luxury you desire.

Miramonte offers resort style pool, park, trails and stunning amenity center.



This exquisite property on .39 acre lot features over the top finish out. No detail left untouched! Hardwood floors, custom Lee lighting, high end granite, glass front cabinets, beamed ceiling, wine grotto, stacked stone fireplace, 8" crown molding, 7" baseboards, plantation shutters, media room with projector and screen and more! Located across the street from the neighborhood park!

KW
KELLERWILLIAMS.
REALTY

11310 Barcelona Lane
Miramonte
Frisco
\$659,900

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Distinguishing Features

Entry

- Brick and Stone Faade with Turret
- Professionally Landscaped Curved Walk-up
- Wood Door Entry with Iron and Glass
- Winding Staircase with Iron Spindles
- Hardwood Flooring and Soaring Ceiling
- 7" Baseboards, Crown Molding and Rounded Corners
- Distinctive Architectural Accents

Study

- Private with French Doors
- Coffered Ceiling & Plantation Shutters
- Rich Hardwood Floors
- Chic Lighting with Ceiling Fan

Formal Dining

- Rich Hardwood Floors
- Elegant with Exquisite Lighting
- Sconce Lighting and Arched Features
- Paneless Windows

Family Room

- Recessed Ceiling with Rich Wood Beams
- Wall of Windows with Plantation Shutters
- Built-in Media Center w/ Light Grey Finish
- Floor to Ceiling Stacked Stone Gas Fireplace
- 3' x 3' Wine Grotto with Wine Rack, Cabinet Storage and Space for Wine Cooler
- Powder Room nearby with Marble Vanity

Guest Suite & Flex Room

- Guest Suite Located on Main Level
- Large Walk in Closet and Full Bath with Walk in Shower
- Flex Room with Epoxied Floors adjoins Bath

Kitchen

- Gourmet Granite Kitchen
- Custom Cabinetry with White Finish and Glass Front Doors
- Tumbled Marble Mosaic Back Splash
- Oversized Granite Island with Light Grey Finish and Breakfast Bar
- Two Exquisite Chandeliers
- Hardwood Flooring
- Stainless Steel Appliances
- Plantation Shutters
- Corner Lazy Susan and Cabinet Roll-out Drawers
- Huge Walk-in Pantry with Shelving

Breakfast Area

- Charming Breakfast Area with Custom Lighting
- Stacked Stone Gas Fireplace
- Coffee Bar with Granite Counters and Glass Front Cabinets

Game Room

- Raised with Neutral Carpet
- Recessed Ceiling with 8" Crown Molding
- Built-in Cabinets and Cubby Shelving
- Large Paneless Windows Overlooking Backyard

Media Room

- Sculptured Carpet with Multi Level Stadium Flooring
- Sconce lighting and In Wall Speakers
- Projector and Mounted Screen
- Separate Wet Bar Area w/ Granite Counters, Wood Cabinetry, Sink and Refrigerator Cubby

Master Retreat

- Private Master Suite with Hardwood Flooring, Crown Molding and Plantation Shutters
- Sitting Area and Arched Wall Dcor
- Access to Covered Veranda
- Lavish Master Bath with Quartz His & Hers Vanities and Diagonal Tile Flooring
- Large Framed Mirrors
- Oversized Garden Tub with Quartz Deck and Tile Skirting
- Walk in Shower with His and Hers Doors and Rain Shower Head
- Spacious His and Hers Walk-in Closets
- Separate Access to Utility Room through one Closet

Secondary Bedrooms

- Spacious Secondary Bedrooms with Large Walk in Closets
- One has Full Bath
- Two Bedrooms connect with Jack and Jill Bath with Separate Vanities

Utility & Mudroom

- Utility has Extensive Built-in Cabinets, Granite Counters and Sink
- Mudroom Area has Built-in Hall Tree with Cubbies, Hooks and Storage Bench
- Oversized 2 Car Garage with Epoxied Floors

Outdoor Experience

- Sprawling Backyard
- Covered Veranda with Gas Fireplace
- Board on Board Fencing
- Plumbed for Gas for Outdoor Kitchen

5 Beds/4.1 Baths/1 Living/2 Dining/Study/Game/Media/Flex/Oversized 2 Car Garage

MLS:	13480237	Living:	22 x 19	Formal Dining:	14 x 11	Master:	20 x 14
Year Built:	2016	Kitchen:	16 x 13	Game Room:	20 x 18/2	Bedroom 2:	11 x 11/1
Lot:	0.39 acres	Breakfast:	14 x 13	Media:	23 x 13/2	Bedroom 3:	17 x 12/2
Subdivision:	Miramonte	Stud :	13 x 11	Flex:	14 x 10	Bedroom 4:	16 x 12/2
Square Ft:	4,724/tax	Utilit :	14 x 11	Wine Grotto:	3 x 3	Bedroom 5:	14 x 11/2
Schools:	Prosper ISD	Elementar :	Rucker	Middle:	Re nolds	High School:	Prosper

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