



**\$385,000**

- **Pool & Outdoor Kitchen**
- **Hand Scraped Hardwoods**
- **Stud /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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**kw**  
KELLERWILLIAMS.

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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