



\$499,500

- Elevator w/Accordion Gate
- Wood Flooring & Granite
- Oversized 2 Car Garage
- Charming Outdoor Patio



2670 Provencial Lane

II Creeks

Richardson

***Meticulously Maintained Home with Elevator! Loaded with Upgrades!
Located in Luxurious Gated Community with Low Maintenance!***

- Impressive Drive Up with Gated Entrance into Quaint Community
- Stone and Stucco Façade with Stone Path and Lush Landscaping
- Charming Covered Front Porch
- Stunning Wood Door with Glass
- Hardwood Entry has Gorgeous Tray Ceiling and Lighting
- Hall has Arches, Art Niches with Lighting and Staircase with Iron Spindles and Wood End Caps
- Residential Elevator with Metal Accordion Gate, Lighting and Emergency Phone in Wall
- Family Room has 20' Ceilings, Hardwood Floors, Stunning Stone Gas Fireplace & Plantation Shutters
- Main Level Powder Room
- Granite Kitchen has Island and an Abundance of Cabinetry w/Under Mount Lighting plus Breakfast Bar
- Stainless Steel Thermador Appliances include 5 Burner Gas Cooktop with Overhead Vent, Wall Oven, Warmer Drawer and Built in Microwave
- Stainless Steel Bosch Dishwasher
- Large Pantry with Custom Stainless Steel Shelving
- Butlers Pantry has Cabinets, Sink and Additional Pantry
- Dining Room has Hardwood Floors, Plantation Shutters & View of Yard
- Access Door to Backyard
- Sep Utility Room has Pocket Door, Cabinets and Laundry Chute from Upstairs Master Bath
- Master Suite Upstairs has Balcony with Amazing View
- Master Bath has Large Shower with Bench, Jetted Tub and Large Vanity with Dual Sinks and Framed Mirror
- Large WIC features Customizable Wood & Stainless Shelving
- Additional Bedroom has Private Full Bath with Walk in Tub, Framed Mirror & Large WIC
- Game Room overlooks Family Rm
- Crown Molding & 10" Baseboards
- Oversized 2 Car Garage with Cedar Door and Epoxied Floor
- Relaxing Backyard has Courtyard Feel with Stone Patio, Fountain, Lots of Greenery & Flowers, Brick Wall and Iron Fencing

2 Bedrooms / 2.5 Baths / Family / Dining / Game / Elevator / 2 Car Garage Oversized

MLS:	13735985	Family Room:	17 x 15	Kitchen:	14 x 13	Master Bedroom:	19 x 16/2
Year Built:	2005	Game Room:	17 x 15/2	Dining:	14 x 13	2nd Bedroom:	13 x 11/2
SF:	2,339/tax	Utility Room:	6 x 6	Patio:	20 x 14	Attached Garage:	2 Car Oversized
Schools:	Plano ISD	Aldridge Elementary	Wilson Middle	Vines High	Plano Senior High		

*Schools subject to verification through Plano ISD

II Creeks HOA: Gated Community, Front Yard Maintenance and Common Areas



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