



**\$385,000**

- Across from 10 Acre Pond
- Nailed Down Hardwoods
- Granite Kitchen with Stainless Steel Appliances
- 3 Car Garage



**313 Palomino Ln**

**Carter Ranch**

**Celina**

***Stunning & Spacious with Architectural Arches & Accents. Located Across the Street from 10 Acre Pond & Walking Trails with Amazing HOA Amenities!***

- Brick Façade w/Covered Front Porch
- Walk-up adorned w/Landscaping
- Soaring 20' Foyer
- Spiral Staircase has Wrought Iron Spindles and Wood End Caps
- Hand Scraped Hardwoods in Living, Study, Dining & Family Room
- Formal Living & Dining with Trey Ceilings, Molding and Arches
- Inviting Family Room is Vaulted with Wall of Windows and Stone Fireplace with Raised Hearth & Wood Mantle
- Study w/Double Doors, Window Seat, Wall Shelves and Walk in Closet
- Main Level Full Bath Next to Study
- Granite Gourmet Kitchen with Walk in Pantry
- Rich Stained Built-in Cabinetry
- Tile Backsplash & Flooring
- 4 Burner Gas Cooktop, Breakfast Bar & Island
- SS Convection Oven, SS Built-in Microwave, SS Dishwasher, and Under Mount Sink
- Rich Wood Built-in Bookcase
- Bright Breakfast Area is Vaulted
- Separate Utility with Shelf & Rod, Room for Freezer
- Solar Screens
- 3 Car Garage with Epoxied Floor
- Master Suite with Sitting Area and Wall of Windows
- Master Bath with Separate Vanities, Linen Closet & Large Walk-in Closet
- Separate Shower and Corner Tub with Arched Accent Window
- Spacious 2nd Bedrooms upstairs are Vaulted with Walk in Closets
- Two Full Baths up with Tile Flooring
- Large Open Game Room up
- Vaulted Media Room has Double Doors, Wall Sconce Lighting, Prewired for Sound
- Partially Covered Patio, Wood Fence
- Huge Grassy Yard

***Carter Ranch: 10 Acre Pond w/Fishing Pier, Full Size Pool, Wading Pool, Playgrounds & Greenbelt Areas w/Walking Trails***

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

MLS:	13647125	Kitchen:	15 x 12	Family Room:	24 x 16	Master Bedroom:	19 x 17
Subdivision:	Carter Ranch	Formal Dining:	14 x 10	Formal Living:	17 x 11	Bedroom 2:	15 x 14/2
Year Built:	2006	Breakfast:	12 x 10	Media Room:	22 x 12/2	Bedroom 3:	15 x 11/2
Sq. Feet:	4,382/Appraisal	Study:	14 x 10	Game Room:	22 x 14/2	Bedroom 4:	15 x 10/2
Lot Size:	0.24 acres	Garage:	3 Car	Utility:	8 x 5	Bedroom 5:	13 x 12/2
Schools:	Celina ISD	Elementary:	Celina	Intermediate:	Celina	Middle:	Celina
						High:	Celina



*Jane Clark*  
realty group

**Direct: (214) 802-4680**

Office: (972) 562-8883

Email: [jlclark@kw.com](mailto:jlclark@kw.com)

[www.JaneClarkHomes.com](http://www.JaneClarkHomes.com)

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KELLERWILLIAMS.

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\*Schools subject to verification through Celina ISD. Client to confirm measurements.



