



859 Fountain View Ct. | Allen, TX 75013

UPGRADES & FEATURES

- Extensive hand-scraped wood flooring
- Solid core doors
- Plantation shutters
- Crown molding
- Decorative lighting
- Wrought iron spindles
- Soaring ceilings
- Open-concept floor plan
- Floor-to-ceiling stone fireplace
- Abundant windows for natural light
- Home office with French doors and fresh paint
- Beautifully remodeled kitchen:
 - Freshly painted cabinets
 - Upgraded backsplash
 - Granite countertops
 - Stainless steel appliances
 - Under cabinet lighting
 - Island with a breakfast bar
 - Built-in planning center
- Secluded primary suite:
 - Semi-frameless shower
 - Soaking tub
 - Dual-sink extended vanity
 - Huge custom closet
 - Bay window sitting area
- All bedrooms offer a walk-in closet
- Huge game room
- Fully equipped media room:
 - Projector
 - Screen
 - Dimmable lighting
 - Surround sound
- Nestled in a quiet cul-de-sac
- Private backyard with lush landscaping and low-maintenance artificial turf grass
- Sparkling pool and spa with water features and an upgraded WiFi pool controller
- Large covered patio with a ceiling fan and speakers
- Integrated outdoor sound system
- Tandem 3-car garage:
 - Keypad for the garage door
 - Overhead storage racks
- Touchpad combo locks on front and back doors
- Outdoor Ring lights and cameras
- Water heater upgrades:
 - Installed leak detection automatic cutoff valve
 - Installed expansion tanks
- Replaced outside PRV valve and added a water cutoff valve
- Two whole-home battery backup units
- Recently replaced:
 - Roof
 - Downstairs heating unit
 - Both HVAC compressors
 - Carpet
 - Double oven
 - Dishwasher
 - Kitchen sink and disposal
 - Primary bathroom shower door and window
 - Mastic on the pool deck
 - Pool waterfall
 - Main pool pump
- Community amenities:
 - Clubhouse
 - Multiple pools
 - Playground
 - Sports courts
 - Greenbelt
 - Multi-use trails
- Prime location near tons of shopping and dining, including Allen Premium Outlets and The Village at Allen
- Easy access to 121 and 75