

Outstanding Home Features 1884 Mustang Trail, Frisco, TX

1. \$90k pool built in 2019 by Prestige Pool & Patio.
 - a. Tiled 4-sided, disappearing edge 10-person hot tub;
 - b. Two copper fire bowls & water bowls features;
 - c. Travertine tile imported from Turkey;
 - d. Unique lighted sidewalk incorporated into pool;
 - e. Fully automated, built-in pool cleaning system;
 - f. Fully automated winterization system;
 - g. Fully automatic pool, spa, fire, and water systems controlled by iAqualink;
 - h. Outdoor 55-inch Sunbright TV with separate patio and pool surround sound systems professionally installed by Stereo East Home Theater;
2. \$14K media room system professionally installed in 2019 by Stereo East Home Theater, including enormous 123-inch screen and 4k Sony projector; media and pool sound systems controlled by Control4 System.
3. 2 outdoor patio areas plumbed for gas; 1 upstairs balcony overlooking pool.
4. 3 huge walk-out attics.
5. Decorator sweeping stairway.
6. Juliet balcony in entry foyer.
7. High-end chandeliers in foyer, formal dining, and living room.
8. Olhausen pool table, Legacy Billiards 12-foot shuffleboard, outdoor patio furniture, and other home furniture negotiable.
9. HVAC regularly serviced.
10. Roof: 2 years old.
11. New paint throughout and front door and kitchen cabinets re-stained.
12. Carpets and all tile professional cleaned 2 weeks ago.
13. Rear driveway extended in width to accommodate 3 cars.