



**2220 EMERSON LANE**

2220 EMERSON LN, CARROLLTON, TX 75010

**\$1,024,999**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

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75010

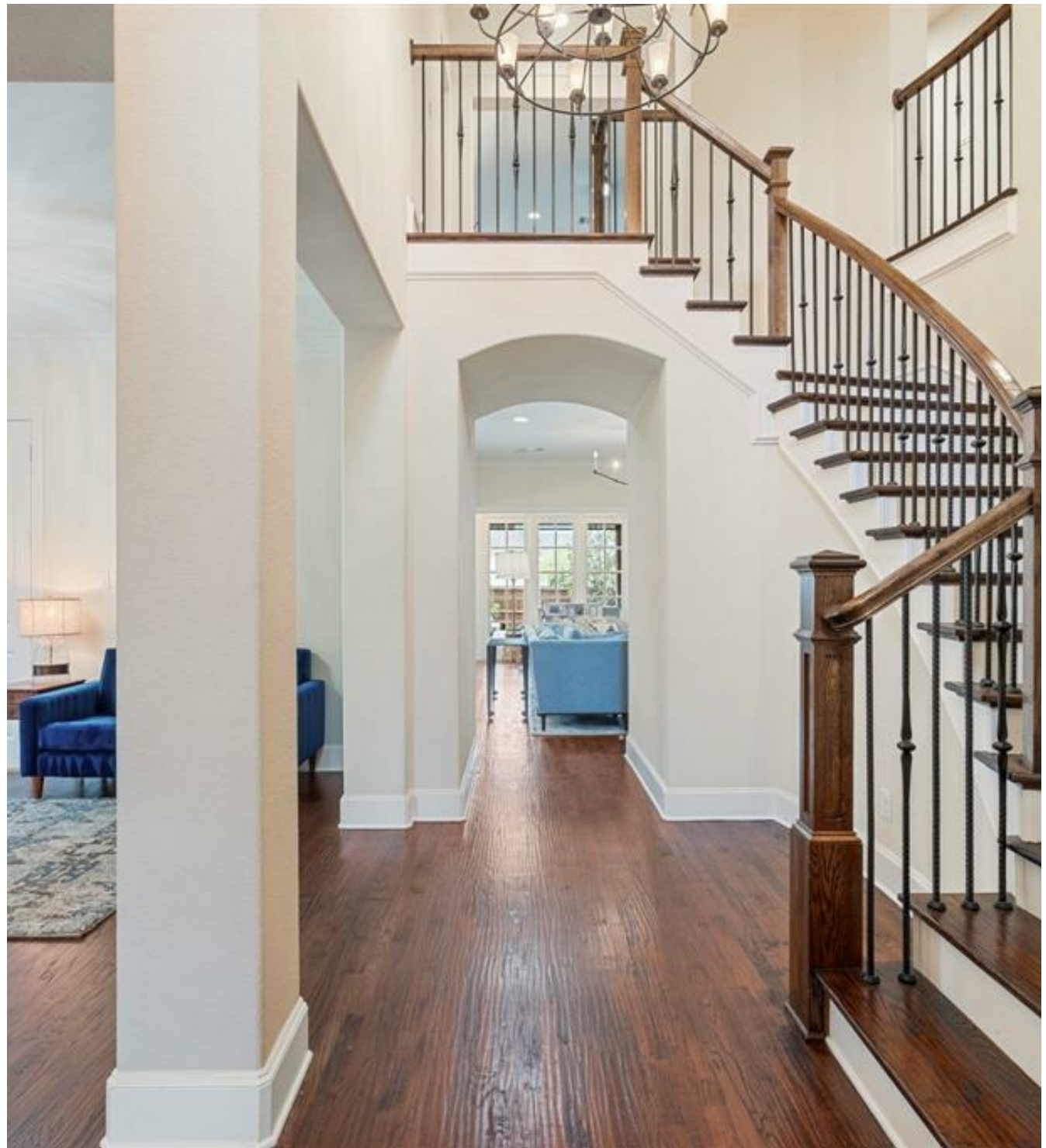
PLEASE SHOW! Kick out in place. Nestled in the highly sought after Austin Waters community in Carrollton, TX, this exquisite Highland built home showcases five spacious bedrooms, two located on the main floor each with its own ensuite bathroom, offering the perfect blend of luxury, comfort, & functionality. Step inside to discover a beautifully renovated interior, highlighted by a stunning kitchen transformation featuring new cabinetry & hardware, a stylish tile backsplash, an oversized island with storage on three sides, & a charming farmhouse sink, ideal for both everyday living and entertaining.

**Basement: None,**  
**Garage Count: 3 Car Garage,**  
**Garage Description: Garage,**  
**Special Program: Global Luxury**

**\$1,024,999**



The open-concept living room, seamlessly connected to the kitchen & breakfast nook, is anchored by a striking stone fireplace. Traditional study with built-in cabinets & bookshelves offers the perfect space for remote work. The freshly painted primary suite is a true retreat, complete with vaulted ceilings and a spa-inspired ensuite bathroom featuring dual vanities, a large makeup counter, jacuzzi tub, walk-in shower, and a spacious walk-in closet. Upstairs, enjoy an expansive game room, perfect for entertaining, workouts, study space, or game table, alongside a dedicated media room for movie nights. Both rooms have been recently updated with fresh paint, new carpet, and elegant drapery. A cozy reading nook tucked between two upstairs bedrooms adds even more charm and versatility. Each secondary bedroom features its own private bath, ensuring comfort & privacy for family & guests alike. Outside, a generous grassy backyard & spacious patio provide the ideal setting for relaxation & outdoor gatherings. The Austin Waters community offers amenities including a pool, playground, & cabana, all while being just minutes from Grandscape, Legacy West, The Star in Frisco, & upcoming Universal Studios.



Home includes a new roof, hot water heaters, kitchen appliances, cabinets, lighting, hardware, flooring, backsplash, paint, carpet, mirrored tile, & upgraded fixtures throughout.



