



2220 EMERSON LANE

2220 EMERSON LN, CARROLLTON, TX 75010

\$1,050,000

150 Years
JOHN D WOOD & CO.

London, Country & International Property

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75010

Located in the highly sought-after Austin Waters community in Carrollton, TX, this stunning Highland-built home offers 5 bedrooms, including 2 on the main floor, with ensuite baths, combining luxurious upgrades with a spacious, functional layout. Step into a beautifully updated interior featuring a newly renovated kitchen with brand new cabinetry and hardware, a stylish tile backsplash, a spacious island with storage on three sides, and a charming farmhouse sink, ideal for everyday living and entertaining.

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

\$1,050,000



The inviting living room, open to the kitchen and breakfast nook, centers around a striking stone fireplace, while the traditional office provides a quiet work-from-home space with built-in cabinets and bookshelves. The new painted, elegant primary suite features vaulted ceilings and a spa-like bathroom with dual vanities, an additional large makeup vanity, a jacuzzi tub, a walk-in shower, and a spacious closet. Upstairs, enjoy a dedicated media room for movie nights and a large game room perfect for gatherings and fun, and both have been freshly painted and new carpet installed. The gameroom is oversized, providing an extra space for a study space, workout area, or game tables. There is an additional reading nook on the 2nd floor located between 2 bedrooms. Each bedroom boasts its own en-suite bathroom, offering comfort and privacy for family and guests alike. Outside, the large grassy backyard and generous patio create an ideal space for relaxing or entertaining. The Austin Waters community includes a playground, pool, and cabana, and the home is conveniently located just minutes from Grandscape, Legacy West, Universal Studios, and The Star in Frisco. With thoughtful design, high-end updates, and a prime location, this home is ready to impress.



Upgrades include a new roof, hot water heaters, new kitchen cabinets, lighting, hardware, flooring, backsplash, appliances, new gameroom and media room drapes, lighting, carpet and paint, mirrored tiles, faucet and sink.



