



**3228 PORT ROYAL COURT**

3228 PORT ROYAL CT, PLANO, TX 75093

**\$995,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

## 3228 PORT ROYAL COURT

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Just in time for summer-your private backyard retreat awaits! This beautifully updated home with pool and spa is perfectly situated on a quiet cul-de-sac in the highly desirable Hills at Prestonwood in West Plano. Featuring a rare second-story addition, this exceptional property blends sophisticated style with modern comfort and flexible living space. The gourmet kitchen is the heart of the home, showcasing white cabinetry, granite countertops, tile backsplash, stainless steel appliances, and a spacious breakfast room-ideal for both everyday living and entertaining.

**Garage Count: 2 Car Garage,**  
**Sewer: Public,**  
**Pool Description: Pool,**  
**Fireplace Count: 1 Fireplace,**  
**Water: City Water,**  
**Special Program: Global Luxury**

**\$995,000**



The open-concept layout flows seamlessly into the expansive study, formal dining, and inviting living area, highlighted by a stunning stone fireplace. The primary suite offers a true retreat with a spa-like bath featuring dual vanities, a walk-in enclosed shower, Jacuzzi tub, and a generous walk-in closet. 2 Additional bedrooms with game room downstairs. Upstairs, you'll find a spacious game room along with two additional bedrooms connected by a Jack-and-Jill bath-perfect for family or guests. Meticulously maintained and thoughtfully updated, this home includes a 2023 roof, energy-efficient windows, Trane HVAC systems with electronic air cleaners, foam insulation in both walk-in attics, tankless water heater, luxury tile plank flooring, fresh interior paint, and an electric driveway gate. Ideally located with premier shopping and dining, and within walking distance to The Clubs of Prestonwood golf course and Arbor Hills Nature Preserve. Residents love the charm and walkability of this established neighborhood. An exceptional opportunity to own a move-in ready home with resort-style outdoor living in one of West Plano's most sought-after communities.



