



**306 ASPEN LANE**

306 ASPEN LN, FRISCO, TX 75036

**\$799,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

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Premier Greenbelt Luxury Home near PGA Frisco featuring a Resort-Style Outdoor Kitchen, Spa experience, and Fully Equipped Media Room. Massive price improvement-over 4,000 sq ft now offered under \$830K! Beautifully maintained 2-story home on a premium greenbelt lot, offering exceptional privacy and scenic natural views. This spacious 4-bedroom, 3.5-bath home features an open-concept layout with wood flooring, abundant natural light, and an inviting living area highlighted by a floor-to-ceiling stone fireplace, built-ins, and a beamed ceiling.

**Garage Count: 2 Car Garage,**  
**Sewer: Public,**  
**Fireplace Count: 2 Fireplaces,**  
**Cooling: Central A/C,**  
**Water: City Water**

**\$799,000**



The gourmet kitchen is well-appointed with a 5-burner gas cooktop, granite countertops, stainless steel appliances, a large island, ample cabinetry, and a butler's pantry-ideal for both everyday living and entertaining. A private study with French doors provides a quiet workspace. Upstairs offers a generous game room and a fully equipped cinematic media room with large screen, projector, and professional-grade sound system-all included. Secondary bedrooms are generously sized with walk-in closets. The primary suite features dual vanities, granite countertops, a garden tub, and a separate shower. Additional highlights include a mud room, utility room with sink, fiber optic capability, and full home audio wiring. Outdoor living is designed for both relaxation and entertaining, featuring: Luxury hot tub overlooking the serene greenbelt Built-in outdoor kitchen with BBQ Covered patio with electric louvered roof and outdoor fireplace Playset and fire pit area Additional rear parking pad for convenience Enjoy permanent greenbelt views and enhanced privacy, especially from the second-floor living areas. Community amenities include a pool, splash pad, parks, and walking trails.



