



**4180 VENETO DRIVE**

4180 VENETO DR, FRISCO, TX 75033

**\$1,079,922**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

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Stunning Updated Huntington Home in Frisco's Griffin Parc, OPEN Plan, Pool, Spa & 3-Car Garage w lush landscaped grounds-Zoned to Frisco ISD Wakeland HS, plus in-subd Pink EM & Griffin Middle. This spacious home offers 5 or 6 BR & 5.5 BA, including a primary suite & a first-floor bedroom and 4 BR upstairs. Additionally, 5 Living areas -Study w built-ins, Formal, Rear Living, MEDIA (or can be 6th Bedroom) & GAME room. Open-Concept Kitchen w Breakfast & Living room with access to Patios, Pool and Turf-Grass rear yard. Abundant natural light, Low-E windows & 2026 Atlas CLASS IV Roof & Gutters!

**Sewer: Public,**  
**Garage Count: 3 Car Garage,**  
**Pool Description: Pool,**  
**Fireplace Count: 1 Fireplace,**  
**Cooling: Central A/C,**  
**Water: City Water**

**\$1,079,922**



Features & Recent Updates: dramatic curved staircase w hardwood flooring & hardwoods throughout 1st floor LA's! Specialty Iron-Glass Front & Rear doors, Neutral paints, Vaulted ceilings, Moldings & wired for sound. Plush carpet, upgraded padding upstairs. Fireplace Updated w Tile, Oak Mantel & Batten Board, Custom Built-ins w Shiplap, Updated lighting, Ceiling fans, Fixtures, Nook storage bench & more custom finishes throughout. True Backyard Oasis & 50X20' Turf Yard! Mature landscaping, Sparkling Pool (38'x11) & Spa! Includes heater, tanning ledge, bubblers, in-pool umbrella sleeves, fountains, slide & pool cleaner. Covered 21'x20' travertine patio plus extended travertine decking along pool for lounging. BonB fencing & spacious yards. Chef's Pro Kitchen w white cabinetry, Quartz counters, Island w 2nd sink & 2nd disposal, Reverse Osmosis System, Wolf 5-burner gas cooktop, commercial vent, Fulgor Milano Oven & Microwave & Bosch DW. Main-level primary suite w pool views, spa-like bath & Closet Factory walk-in closet w island, drawers & storage. BR's w Ensuite baths & walk-in closets. Featuring: 3 attics, endless storage, 3 HVAC systems (2 Trane 22 SEER & 1 XR 13 SEER), recent HWH's, 3-car garage & widened rear driveway.



Ideally located near PGA Frisco, eateries, tollway & airports. Close to parks, trails, Cottonwood Creek Greenbelt, fishing ponds, sports courts & HOA amenities.



