



3312 CROSBY LANE

CELINA, TX 75009-5815

\$1,200,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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CELINA, TX 75009-5815

Stunning Shaddock Home built in 2024, perfectly blending modern elegance with thoughtful design in the highly sought-after Light Farms community. From the moment you step inside, you're greeted by soaring ceilings, rich nail-down wood flooring, upgraded carpet, & a dramatic upgraded staircase with designer railing. The home showcases incredible architectural details including groin vault ceilings, tray ceilings, designer lighting, upgraded hardware & handlesets, custom paint, & an open-concept layout filled with natural light. The spacious living area flows seamlessly into the chef's kitchen & breakfast nook.

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

\$1,200,000



The gourmet kitchen features Level 5 waterfall island countertop, double ovens, KitchenAid appliances, a massive 96" built-in Dacor SubZero refrigerator, upgraded cabinetry with soft-close drawers, custom roll-out & pull-out storage drawers. Expansive 16-ft sliding glass doors open to the covered patio with fireplace & oversized backyard, offering indoor-outdoor living. The luxurious primary suite is a private retreat with peaceful backyard views & a spa-inspired bathroom featuring tall frosted windows, sleek dual vanities, a freestanding tub, frameless oversized walk-in shower with a bench, upgraded tile extending to the ceiling, & an walk-in closet. Downstairs also includes a private office & an downstairs bedroom with ensuite bath & walk-in shower. Upstairs, the elegant staircase leads to a large game room, dedicated media room with double doors, & 3 spacious bedrooms. Situated on an oversized lot with a huge grassy backyard & covered patio, this home also features a 3-car garage, upgraded front door, upgraded electrical features including GFCI & LED options, & premium audio, video, & security system upgrades throughout.



Residents of Light Farms enjoy resort-style amenities including pools, tennis & pickleball courts, lakes, campgrounds, sand volleyball, playgrounds, an onsite restaurant, hike & bike trails, & highly rated neighborhood elementary.



