



11559 ASHLEY LANE

11559 ASHLEY LN, FRISCO, TX 75035

\$1,100,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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I walked into this home and immediately started rearranging my own living room in my head. There's something about the way 11559 Ashley Ln is laid out that just works - no awkward bonus spaces, no wasted square footage. Just a home that exhales the second you step inside. The kitchen opens right into the family room in that easy, conversational way that makes the whole back of the house feel like one big living space. The island anchors the room without taking over, and there's real counter space - the kind that makes you actually want to cook. At 4,533 square feet, this 5-bedroom, 4.5-bath two-story gives every room real breathing room.

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

\$1,100,000



The primary suite is downstairs - and so is a generous guest bedroom with its own attached full bath. In-laws visiting? Multi-gen living? Done. Upstairs, the secondary bedrooms are sized for kids to grow or that home office you've been promising yourself for years. Built in 2011 by Shaddock with a beautiful stucco exterior, slab foundation, and a fireplace anchoring the family room. Permanent trim lights along the roofline give you customizable, year-round exterior lighting at the tap of a button. A 200-sq-ft covered patio (added in 2016) makes the backyard truly livable. Those mature Empress Cypress trees lining the back? Natural privacy you can't buy with a fence. Tall, full, beautifully grown in your own quiet retreat with a Frappuccino in hand. The lot is just shy of a third of an acre, with a 3-car attached garage. Villages of Stonelake Estates checks every box. Minutes off Eldorado Parkway to the Dallas North Tollway, Preston Rd, Stonebriar Center, and the PGA Frisco corridor. Stephen's Green Park is right around the corner. Frisco ISD schools - if you're hunting in Frisco, you already know what that means. I'd love to show you what I mean.



