

1335 COMAL DRIVE

1335 COMAL DR, ALLEN, TX 75013

\$999,900

150 Years

JOHN D WOOD & CO.

London, Country & International Property

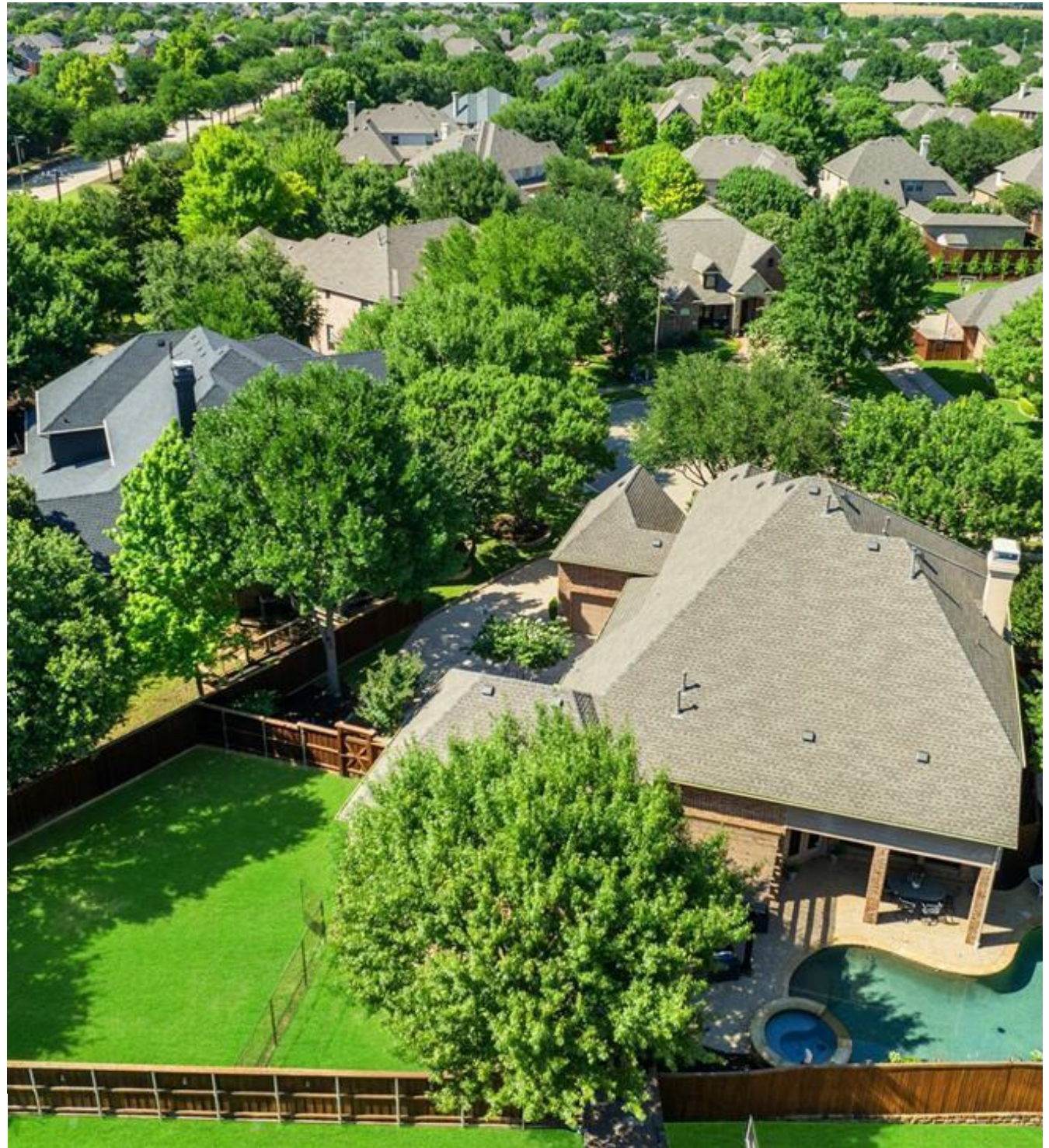
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Rare opportunity to own a beautiful Darling home on an almost one-third acre culdesac lot in Twin Creeks III. The private backyard oasis is spectacular, featuring a gorgeous pebble tech pool and spa with tanning ledge, two outdoor living areas, and a large grassy yard separated from the pool by a wrought iron fence perfect for entertaining, play, or pets. This spacious floorplan offers 5 bedrooms with 2 downstairs, 4 full baths, a private study, game room, media room, and multiple living areas.

Garage Count: 3 Car Garage,
Pool Description: Pool,
Basement: None,
Garage Description: Garage,
Special Program: Global Luxury

\$999,900



Extensive upgrades include handscraped hardwood floors on much of the first level, 8-foot solid doors downstairs, built-ins, and abundant storage throughout. The study is located off the dramatic two-story entry and features french doors for privacy. The family room is light and bright with a stone fireplace, built-in entertainment center, and a wall of windows overlooking the backyard. Open to the family room, the kitchen is designed for entertaining with a large island, granite countertops, updated backsplash, custom cabinetry, built-in refrigerator, five-burner gas cooktop, and double ovens. There is built-in hutch in the breakfast area for added storage. The split primary suite offers a private sitting area that could also serve as a second study or exercise space, with direct access to the backyard. The luxurious bath features a jetted tub, walk-in shower, and oversized walk-in closet. An additional walk-in closet conveniently connects to the laundry room with cabinets, folding space, and sink. A private guest suite with full bath is also located downstairs. Upstairs features a large game room with vaulted ceiling, ceiling fan, and built-in desk area, plus a wired media room with columns and sconces. Three additional bedrooms and two full baths complete the second level.



Oversized 3-car garage with 2-1 split.
Located in Twin Creeks, Allens premier
master-planned golf course community,
within highly rated Allen ISD.



