



1316 Rio Grande Dr. | Allen, TX 75013

## UPGRADES & FEATURES

- Extensive hand-scraped wood flooring
- Dramatic entry features soaring ceilings and a stunning spiral wrought iron staircase
- Elegant crown molding
- Solid core doors downstairs
- Plantation shutters
- Breathtaking double mantel fireplace
- Home office:
  - 2-story ceilings
  - Wall of built-ins
  - French doors
- Gourmet kitchen:
  - Granite countertops
  - Premium Kenmore Elite appliances
  - Double oven
  - 5-burner gas cooktop
  - Under cabinet lighting
  - Large walk-in pantry
  - Built-in planning center
  - Island
- Secluded primary suite:
  - Cathedral ceiling
  - Dual sink granite vanity
  - Jetted tub
  - Separate shower
  - Linen closet
  - Huge walk-in closet with built-ins and seasonal storage
- Secondary bedroom and full bathroom downstairs
- Fully equipped media room:
  - Projector
  - Screen
  - Surround sound speakers
  - Equipment closet
- Spacious game room
- Built-in study center
- 3-car garage with epoxy flooring and freshly painted walls
- Sparkling pool and spa with a waterfall and recently replaced:
  - Secondary pump
  - Filter pan
  - Indoor controller keypad
  - iAquaLink receiver
- Large patio with ambient string lights
- Privacy fence
- Security cameras
- LED lighting
- Smart home features:
  - Ring doorbell
  - Garage door opener
  - Light switches for coach lights by garage
  - Door locks
  - Thermostats
  - Rachio sprinkler system controller
- Recently replaced blower motor in one furnace
- Resort-style Twin Creeks amenities:
  - Golf course
  - Pools
  - Playgrounds
  - Parks
  - Pickleball
  - Tennis
  - Miles of trails
  - Community events
- Top-rated Allen ISD