



3620 Clydesdale Dr. | Denton, TX 76210

## UPGRADES & FEATURES

- Plantation shutters
- Decorative lighting
- Cozy brick fireplace
- Beautifully remodeled kitchen
  - Granite countertops
  - Updated cabinets
  - Black stainless steel appliances
- Huge primary suite:
  - Dual sink vanity
  - Soaking tub
  - Separate shower
  - Walk-in closet
- The second living area flexes as a home office
- Corner lot with a massive backyard
- Large 16' x 16' storage shed
- Recently replaced:
  - HVAC units
  - Roof (upgraded shingle and polar insulation lining)
  - Doors
  - Tile flooring
  - Insulated garage door
- Community amenities:
  - Pool
  - Playground
  - Basketball court
  - Sand volleyball court
- Easy access to 35E along with an abundance of nearby shopping and dining options
- Attends Guyer High School