



12725 Royal Oaks Lane | Farmers Branch, TX 75234

UPGRADES & FEATURES

- Like-new 2-story in a prime location
- Extensive wood flooring
- Fresh paint
- Plantation shutters
- Soaring ceilings
- Open-concept floor plan
- Soft-close drawers & doors
- Decorative lighting
- Cozy fireplace
- Flat screen wiring
- Modern kitchen:
 - Granite countertops
 - White cabinets
 - Glass tile backsplash
 - Stainless steel appliances
 - Island with a breakfast bar
 - Massive walk-in pantry
- Downstairs primary suite:
 - Dual sink quartz vanity with a separate makeup vanity
 - Soaking tub
 - Separate shower
 - Large custom closet
 - Linen closet
- Second bedroom & full bathroom downstairs
- Spacious game room
- Private backyard
- Large covered patio with a ceiling fan & remote controlled screens
- Outdoor kitchen
- Tandem 3-car garage with an electric gate that encloses the driveway & backyard
- Easy access to major highways & DFW Airport