



2354 Bunny Run Lane | Frisco, TX 75034

# UPGRADES & FEATURES

- High-end scratch & waterproof laminate flooring
- Fresh interior & exterior paint
- New carpet
- Crown molding
- Decorative art niches
- Recessed lighting throughout
- Open-concept floor plan
- Vaulted ceilings
- Tons of windows for natural light
- Cozy fireplace
- Home office with French doors
- Mud room
- Beautifully renovated kitchen
  - White cabinets
  - Granite countertops
  - Stainless steel appliances
  - New dishwasher & range
  - Double oven
  - Island with a breakfast bar
  - Under cabinet lighting
- Spacious primary suite:
  - Dual sink granite vanity
  - Soaking tub
  - Separate shower
  - Linen closet
  - Walk-in closet with built-ins
- Covered patio with a gas stub for a grill
- Private backyard
- Fresh sod
- Tankless water heater
- New Timberline laminated high definition roof shingles - Sept. 2025
- Recently replaced toilets
- Close proximity to Quail Meadow Playground, B.F. Phillips Community Park & Ruff Range Dog Park
- Conveniently located near tons of shopping & dining options