

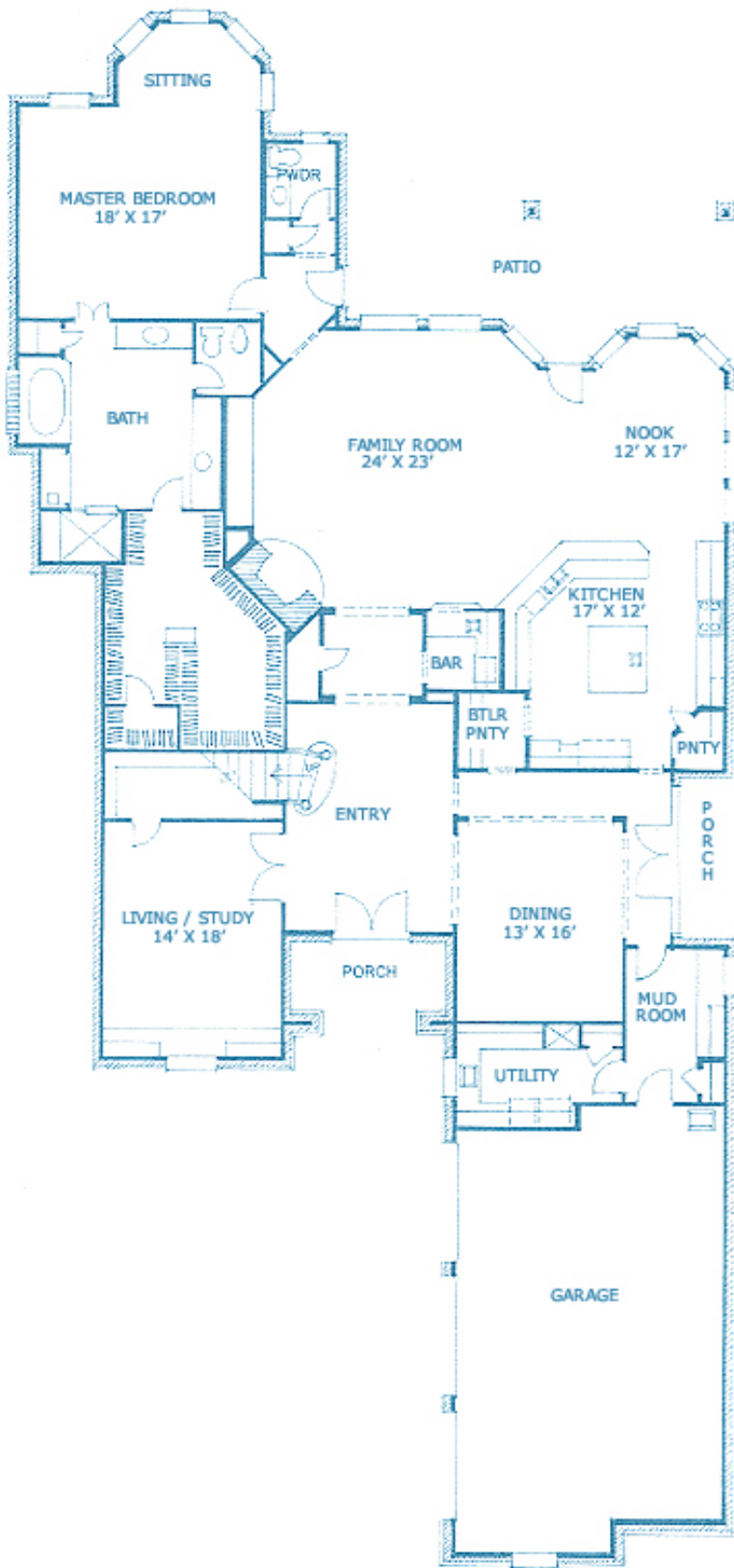


6296 Memorial Drive
Chapel Creek
Frisco Texas 75034
4,779 sq. ft. (approximate)

Floor Plan and features subject to change.

3 Bedrooms
3 full Baths
1 Powder Bath
Study
2 Living Areas
Green Belt Lot

- ◆ Traditional Brick Home with Cast Stone Detail
- ◆ Impressive Large Entry with Barrel Ceiling
- ◆ Gourmet Kitchen with Designer Series Appliances and Granite Countertops
- ◆ Custom Maple Cabinets in Main Living Areas
- ◆ Large Great room with Built-Ins and Cast Stone Fireplace
- ◆ Handsome Paneled Study furnished with Bookcases and Credenza
- ◆ Both a Walk-In Bar and Butlers Pantry
- ◆ Second Office off Garage
- ◆ Spacious Master Suite with Sitting Area
- ◆ 2 Large Bedrooms Upstairs, Each with Large Closets and Separate Baths
- ◆ Oversized Utility Room
- ◆ Upstairs Gameroom with Bar and Deck
- ◆ Optional Media Room Upstairs
- ◆ Covered Patio Across Back of House
- ◆ Oversized Three Car Garage with Storage/Work Area and Sink
- ◆ Pool-Sized Yard



*This **BALKMAN-RIORDAN** home is located in the prestigious master-planned community of **Chapel Creek**. Discover the serenity of meandering creeks and the beauty of majestic native trees in a unique environment of uncompromising natural beauty. Luxurious homes nestled among extensive green belt, hike and bike trails and a park site. Experience the ultimate in luxury living at Chapel Creek, conveniently located between Preston Road and Dallas North Tollway just moments from Highway 121 and the Platinum Corridor.*

