

# 3108 CANYON VALLEY TRAIL

PLANO, TX 75075 | MLS #: 13315949

**\$249,900** | 4 BEDS | 3 BATHROOMS | 2-CAR GARAGE | 2,225 SQUARE FEET



View Online: <http://canyonvalleytrail.homeis4sale.com>  
For Instant Photos: Text 348069 To 415-877-1411

Lots to love about this rare 4 bedroom 3 full bathroom beauty centrally located in Plano. Quiet neighborhood in award-winning PISD. Practical layout featuring combined formals and split bedrooms with opportunity for guest suite or office-- flexibility to fit any need or desire. Pool-sized backyard with plenty of room for play or gardening. Clean, bright, and move-in ready!

- abundant natural light
- gorgeous new granite countertops
- gleaming new laminate floors
- close to shopping and restaurants
- easy access to 121-SRT, Dallas North Tollway, and I-75



## AGENT INFORMATION



### Courtney Robinson

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## ABOUT COURTNEY ROBINSON

Our team is committed to serving you with the honor, integrity, and compassion you deserve. For more information about this home, you are also welcome to call, text, or email:

- **Russ Robinson** at 214.551.0238 [or] [RussRobinson@Ambiance.RE](mailto:RussRobinson@Ambiance.RE)
- **Ben Morrison** at 469.773.9296 [or] [BenMorrison@Ambiance...](mailto:BenMorrison@Ambiance...)



Listing agent is Russ Robinson, Ambiance Realty