



**3612 TRAILVIEW DRIVE**  
PLANO, TX 75074



\$720,000



3,667 sqft



4 beds



3 baths

## DESCRIPTION

Welcome to this beautifully updated 4 bed, 3 bath home offering a bright, open floor plan, abundant living space with countless upgrades! Step into the dramatic two-story entryway with art niche & decorative niches throughout. A private office features oak French doors, custom oak built-in bookcase, recessed lighting, ceiling fan, crown molding & engineered wood floors. A formal dining room shines with arched entry ways, wainscoting, crown molding & a grand real glass crystal chandelier. At the heart of the home, the family room boasts impressive ceilings, a double-stack oak fireplace & an oversized arched alcove for today's large-screen TVs. The open kitchen features bold granite counters, a large island with electric, abundant cabinetry, KitchenAid stainless appliances as well as a large walk-in pantry. The primary suite is a true retreat with a double tray ceiling, bay-window sitting area & a wall of windows. The ensuite bath offers dual vanities, jetted tub, separate shower, linen storage & a generous walk-in closet. A split secondary bedroom downstairs also includes its own bath & walk-in closet—perfect for guests or multi-generational living. Upstairs you'll find 2 additional bedrooms, an oversized game room & a fully insulated media room with decorative wood accents. Functionality abounds: a cedar closet, utility room with window & freezer space, radiant barrier & switch-controlled soffit plugs for holiday lights to name a few. The 3-car garage includes a raised 3rd bay for RV pkg, a workshop area & three 220-volt plugs for the hobbyist or craftsman. Nestled on a desirable INTERIOR CORNER LOT, this home features updated flooring thruout & too many updates to list. Neighborhood amenities add to the appeal, with an HOA pool down the street, nearby restaurants, and quick access to both the President George Bush Turnpike & U.S. 75. Please see the full list of updates in the transaction desk. This home truly blends elegance & comfort with everyday convenience.

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21191904

**YEAR BUILT:** 2000

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** Stoney Hollow Ph Two

**LIST DATE:** 03/02/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,667

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 0

**ACRES:** 0.27

**LOT SIZE (SQFT):** 11,761

## INTERIOR FEATURES

### FIREPLACE:

- Insert
- GasLog
- GasStarter
- LivingRoom
- Masonry
- Metal

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- EngineeredHardwood
- LuxuryVinylPlank

### APPLIANCES:

- SomeGasAppliances
- ConvectionOven
- DoubleOven
- Dishwasher
- ElectricCooktop
- ElectricOven
- Disposal
- Microwave
- PlumbedForGas
- VentedExhaustFan

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Traditional</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● AdditionalParking</li><li>● AlleyAccess</li><li>● Concrete</li><li>● DoorMulti</li><li>● DoorSingle</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● Oversized</li><li>● RvGarage</li><li>● GarageFacesRear</li><li>● Boat</li><li>● RvAccessParking</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● BackYard</li><li>● CornerLot</li><li>● Lawn</li><li>● Landscaped</li><li>● Subdivision</li><li>● SprinklerSystem</li><li>● FewTrees</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● Storage</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Other</li><li>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● Wood</li></ul>

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Fireplaces</li><li>● NaturalGas</li><li>● Zoned</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityConnected</li><li>● NaturalGasAvailable</li><li>● SewerAvailable</li><li>● SeparateMeters</li><li>● WaterAvailable</li><li>● CableAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● CedarClosets</li><li>● CentralVacuum</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● Pantry</li><li>● SmartHome</li><li>● CableTv</li><li>● VaultedCeilings</li><li>● WalkInClosets</li><li>● WiredForSound</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● Prewired</li><li>● SecuritySystemOwned</li><li>● SecuritySystem</li><li>● CarbonMonoxideDetectors</li><li>● FireAlarm</li><li>● Firewalls</li><li>● SmokeDetectors</li><li>● Wireless</li></ul>
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**LISTED BY:** Diane Mueller 

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**BROKERED BY:** Algonquin Properties