

1808 Cliffview Drive
Plano, Texas

Features

Location & Community

Prestigious 75093 ZIP code

Easy access to George Bush Turnpike, Dallas North Tollway, and Sam Rayburn Highway

Highly desirable neighborhood with golf cart access to Gleneagles Country Club

Gated community with access controllable via phone app

East-west orientation ensures the sun is never an issue at any time of day

Virtually no overhead airplane traffic

Kitchen & Appliances

Taj Mahal quartzite countertops, Sub-Zero refrigerator/freezer, and designer backsplash

Viking professional 6-burner stove with griddle, 2 gas ovens, and 1 convection oven

Dual dishwashers

Two hot and cold prep sinks

Roll-out drawers in most kitchen cabinets

Wine refrigerator plus additional refrigerator with icemaker in wet bar

Interior Features

Oak flooring with walnut inlay

White Austin Stone accent walls

Wall-mounted ironing boards in laundry room and master closet

Antique Texas Utility Company ladder for loft access in upstairs bedroom

Two skylights in upstairs loft

Built-in desks and lateral file drawers in upstairs office with panoramic views

Switchable privacy glass in master bath

Motorized shades in bay windows and large living room windows - controllable via phone app

Exterior & Outdoor Living

Marvin Ultimate clad casement windows (installed 2020) – transferable warranty available

Boral steel stone-coated roof – transferable warranty available

Pool and spa with smart-app controls for heating, lighting, and waterfall features

White Austin stone exterior

Outdoor living area featuring White Austin stone fireplace

Panoramic views throughout the home and outdoor spaces

Gated access to the common area behind the property

Putting green in backyard

Security

Commercial-grade security cameras surrounding the home

Three whole-house surge protectors with lightning rods

Technology & Wiring

Extensive in-home wiring: approx. 80 CAT 5, 80 fiber optic, and 40 coax outlets throughout interior, porches, and garages

Underground PVC conduit to street (includes 2 CAT 5, 2 coax, and 2 fiber optic lines)

Whole-home music system with speakers extending to back porches, and pool area

Garages equipped with telephone connections and central vacuum inlets

Outlets and electronics thoughtfully integrated into baseboards

Lighting & Electrical

Exterior and tree lighting on timers

Abundant dimmer switches for custom ambiance

LED lighting in high-use areas

Laymance lighting specifically designed for artwork in living and dining rooms

Pool lighting and temperature controllable from phone app

Sprinkler system controllable from phone app

Garage & Parking

Additional parking niche on the north side

Insulated garage walls and doors

Single garage outfitted with central heat/AC connections

Single garage includes deep sink with hot/cold faucet, hose hookup, workbench, pegboard, and extensive storage

Single garage pre-wired with coax, CAT 5, and fiber optics

Utility & Systems

Central vacuum system

Circulating hot water system with three tandem water heaters

Whole-home water filtration system with garage shut-off valve (separate from street supply)

Gas and electric dryer connections

Convenient electrical outlet in broom closet

Additional information & photos @kimbedwell.info



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