

COMPASS

ABERDEEN TRAILS

# 9122 Sunny Ridge Drive

3 BD 3 BA 2383 SF



ANDREA  
CURRAN  
TEAM



Full brick one-story home with an exceptional floor plan in a location that makes everyday living easy. Thoughtfully designed split layout offers privacy for the primary suite while keeping secondary bedrooms separate. Formal dining and a dedicated study provide flexibility for entertaining and working from home. A centrally located flex space between the secondary bedrooms works perfectly as a kids' den, media area, or playroom and was originally designed as a potential 4th bedroom.

Natural light fills the living spaces, highlighting fresh interior updates including new carpet and a cozy fireplace as the focal point of the main living area. Step outside to a large covered patio ideal for relaxing or gathering with friends. Detached garage adds functionality and curb appeal. Situated in a quiet community with a brand-new roof and a layout that truly lives well.



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