



kw
KELLER WILLIAMS.
REALTY

\$639,000

1509 Montclair Circle
LaCima Haven
Stonebridge Ranch

Jane Clark
214-802-4680
jlclark@kw.com
www.JaneClarkRealty.com

Entry

- Brick Façade with Stone Accents
- Solid Oak Door with Beveled Glass Panes
- Soaring 22' Ceiling, Pendant Chandler
- Scraped Hardwood Floors
- Wrought Iron Spindle Staircase
- Skip Trowel Walls throughout
- Extensive Millwork 6" Baseboards
- Distinctive Architectural Arches

Formal Dining

- Elegant with Vaulted Ceiling, Crown Molding and Exquisite Lighting
- Plantation Shutters
- Butler Pantry with Granite, Glass Fronts, Tumbled Marble Back Splash on Diagonal

Formal Living

- Scraped Hardwood Floors
- 14 foot Ceilings with Chic Light & Fan
- Crown Molding and 6" Baseboards
- Large Windows with Plantation Shutters

Study

- French Doors to Private Study with Coffered Ceilings, Plantation Shutters
- Floor to Ceiling Custom Built-in Shelves and Hand Scraped Hardwood Floors
- Double Doors to Admin Suite
- Plantation Shutters & Separate Entry

Kitchen & Breakfast Area

- Granite Counter Tops
- Hand Scraped Hardwood Floors
- Hand Crafted Cabinetry Under and Over Mount Lighting
- Tumbled Marble Back Splash on Diagonal
- Granite Furniture Styled Island, Double Stainless Steel Sink & Breakfast Bar
- Wolf Double Convection Ovens
- Wolf 4 Burner Gas Cooktop
- Wolf Built-in Microwave
- Asko Stainless Steel Dishwasher
- Pantry with Deep Shelves
- Charming Breakfast Area with Wall of Windows overlooking Patio, Pool/Spa

Family Room

- Large Inviting Family Room
- Floor to Ceiling Windows
- Natural Stone Fire Place with Hearth, Custom Cedar Mantle & Remote Gas Start
- Built-in Custom Entertainment Center with Surround Sound Speakers

Media Room

- Hand Scraped Hardwood Floors
- Custom Wood Columns with Decorative Sconce Lighting
- Surround Sound Speaker System

Master Retreat

- Private Master Suite has Crown Molding, Solid Core Doors & Wall of Windows
- Extensive Custom Walk-in Closet
- Lavish Master Bath has neutral tile floor, designer window treatments
- Arch framing His & Hers Vanities
- Tile wrapped Jetted Tub & Shower
- Sitting area with Golf Course View

Secondary Bedrooms

- Jack-n-Jill with private Vanities
- Large Walk-in Closets
- Private Guest Suite with Window Seat and Full Bath
- Access to Large Floored Walk-out Attic

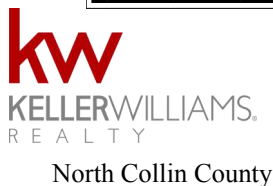
Upstairs Game Room

- Spacious Step-up with Vaulted Ceiling
- Hand Scraped Hardwood Floors
- Access to Floored Walkout Attic

Outdoor Experience

- Stone bordered Foley Pool & Spa with Waterfall Features & Tanning Area
- Covered Patio with Outdoor Kitchen including Grill & Refrigerator
- Phantom Screen & Patio Misters
- Beautifully landscaped w/Play Area
- Fenced enclosure with pool equipment

MLS:	13258347	Formal Living:	15 x 16	Formal Dining:	12 x 14	Master:	28 x 15
Year Built:	2005	Family Room:	18 x 18	Kitchen:	20 x 16	Bedroom 2:	11 x 20/2
Square Ft.	4661/tax	Game Room:	18 x 17/2	Breakfast:	13 x 12	Bedroom 3:	13 x 16/2
Lot Size:	0.238 acrea	Media Room:	15 x 28/2	Study:	14 x 14	Private Suite/BR 4	12 x 15/2
Subdivision:	LaCima Haven	Garage:	Oversized 2 car	Admin Suite:	5 x 7	Utility:	10 x 5
Schools:	McKinney ISD	Elementary:	Wilmetth	Middle:	Cockrill	High School:	McKinney North



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reality group

Office: (972) 562-8883
Direct: (214) 802-4680
Email: jlclark@kw.com
www.JaneClarkRealty.com

