



**\$366,000**

- **Golf Course Lot**
- **Plantation Shutters**
- **Hardwood Floors**
- **Enclosed Sunroom**
- **3 Car Garage-Split**



**1405 Canyon Creek Fairway Village Stonebridge Ranch**

***Amazing Home-Built with Quality in Mind. Boasts a Sunroom, Hot Tub & Fabulous View overlooking the Second Fairway of Westridge Golf Course!***

- Welcoming Tile Foyer with Crown Molding & Chic Lights
- Hardwoods from Foyer through Formals & Family Rm
- Plantation Shutters in Formals
- Multiple Staircases
- Formal Living vaulted works well as a Study
- Formal Dining w/ Double Crown Molding, Chair Rail & Chandelier
- Open Family Room Vaulted
- Fire Place w/Gas Logs, Custom Mantle & Golf Course View
- Open Game Room/Loft up
- Decorative Arches and Cuts
- Huge Open Kitchen with Corian Decorative Countertops
- Tile Floor & Backsplash
- Large Island with storage
- Rich Maple Cabinetry
- Double Ovens—One Convection
- 4 Burner Gas Cooktop
- Under Mount Lighting
- Walk-in Pantry w/ deep shelving
- Charming Breakfast Area with Built-ins and Planning Desk
- Easy Access to Sunroom & Yard
- Decorative Lighting
- Separate Utility with Built-ins and shelving. Room for freezer.
- Private Master Suite with Hardwoods
- Large Windows Offering View of Golf Course, Extended Patio & Hot Tub
- Master Bath features His & Hers Vanities, Jetted Tub, Separate Shower,
- Custom Walk-in with draws & shelves
- Spacious Secondary Bedrooms –Split with Large Walk-in Closets
- Neutral Colors and Carpets

**Outdoor Experience**

- Built-out Enclosed Sunroom 215 sq ft
- Pergola Covered Patio with Hot Tub
- Large grass yard with Mature trees
- Wood & Wrought Iron Fencing

*\*Sunroom not included in SQ Footage*

**Description: 4 Bedrooms/ 2.5 Baths/ 2 Living/ 2 Dining/ Game Room/ Oversized 3 Car Garage**

**Stonebridge Ranch Amenities: Sandy Beach Club, Aquatic Pool, Parks with Jog/Bike Trails, Tennis, Lake/Pond, Playground**

MLS: 13288848	Formal Living: 12 x 13	Kitchen: 18 x 14	Master: 19 x 16
Year Built: 2003	Formal Dining: 14 x 11	Breakfast: 14 x 10	Bedroom 2: 15 x 13/2
Lot/Sq Ft 0.210 3703/Appraisal	Family: 20 x 20	Utility 10 x 7	Bedroom 3: 17 x 14/2
Garage: 3 Car Split	Game Room 17 x 13/2	Sunroom: 12 x 17	Bedroom 4: 12 x 13/2

**Schools: McKinney ISD Elementary: Eddins Middle: Dowell High: McKinney Boyd**



*Jane Clark*  
reality group

**Direct: (214) 802-4680**

Office: (972) 562-8883

Email: [jlclark@kw.com](mailto:jlclark@kw.com)

[www.JaneClarkRealty.com](http://www.JaneClarkRealty.com)



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\*Schools subject to verification through McKinney ISD. Client to confirm measurements.

