



\$435,000

- Granite/Hardwoods
- Stainless Steel Appliances
- Media/Study/Game Room
- Covered Patio w/Fireplace
- Recent Fence July, 2016



3505 Snowmass Drive

Aspendale

Stonebridge Ranch

***Absolutely Stunning Custom Highland Home with Upgrades on Huge Corner Lot!
Covered Patio, Outdoor Fireplace! Walking Distance to Gabe Nesbitt Park & Fields.***

- Brick with Cedar Garage Doors
- Soaring Foyer with Crown Molding & Wrought Iron Spindles
- Red Oak Hand-Scraped Hardwoods in Foyer, Formal Dining & Family, Kitchen & Breakfast Rooms
- Formal Dining with Crown Molding
- Family Room with Surround Sound
- Stone Fireplace & Hearth with Cedar Mantle, Molding & Gas Logs
- Study-French Doors, Crown Molding
- Hardwood Floors & Plantation Shutters
- Media Room with double door entry
- Sconce Lighting & Equipment Cabinet
- Prewired for Surround Sound
- Granite Kitchen/Tile Backsplash
- Granite Island & Breakfast Bar
- Stainless Steel Appliances
- 4 Gas Burner Gas Cooktop
- Rich Wood Grain Cabinetry with Under Mount Lighting
- Large Walk-in Pantry
- Tiffany Style Lighting
- Built-in Granite Planning Desk
- Charming Breakfast Area with Designer Light & Window Seat
- Utility-Sink, Built-in Cabinets & Mud Room w/Bead Board Cubbie
- Walk-in floored attic with storage
- Radiant Barrier/Energy Star Cert
- Private Extended Master Suite
- Bay Windows with View of Yard
- Lavish Master Bath with His & Hers Vanities, Walk-in with Organizers
- Separate Shower, Built-ins with Glass Fronts, Tile encased Jetted Tub
- Split Vaulted Secondary Bedrooms
- Jack & Jill with Private Vanities
- Wet Bar with Granite, Built-ins, Wine rack, glass storage & shelved closet
- Large Vaulted Game Room
- Covered Patio-Surround Sound Wiring
- Outdoor Stone Fireplace & Hearth
- Cedar Fence-recently installed
- Garage finished w/sealed, painted floor

Description: 4 Bedrooms/3.1 Baths/2 Living/2 Dining/Study/Game/ Media/2 Garage

MLS:	13416992	Family Room:	13 x 19	Formal Dining:	12 x 10	Master:	21 x 16
Subdivision:	Aspendale	Study:	15 x 12	Kitchen:	15 x 10	Bedroom 2:	17 x 12/2
Year Built:	2008	Media Room:	19 x 14/2	Breakfast:	10 x 10	Bedroom 3:	10 x 11/2
Sq. Feet:	3478/Building plan	Wet Bar	10 x 7/2	Kitchen Alcove:	5 x 5	Bedroom 4:	12 x 12/2
Lot Size:	0.22 acres	Game Room:	15 x 19/2	Utility:	9 x 6	Garage:	Oversized 2 Car

Schools: Frisco ISD Elementary School: Ogle Middle School: Roach High School: Liberty



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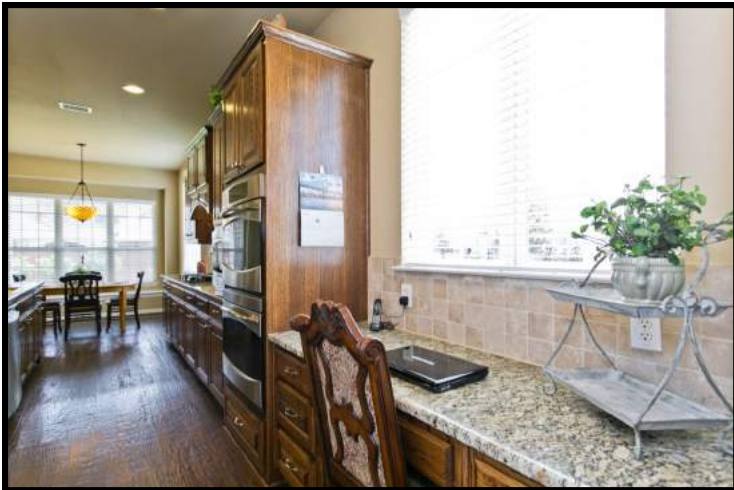
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KELLERWILLIAMS.

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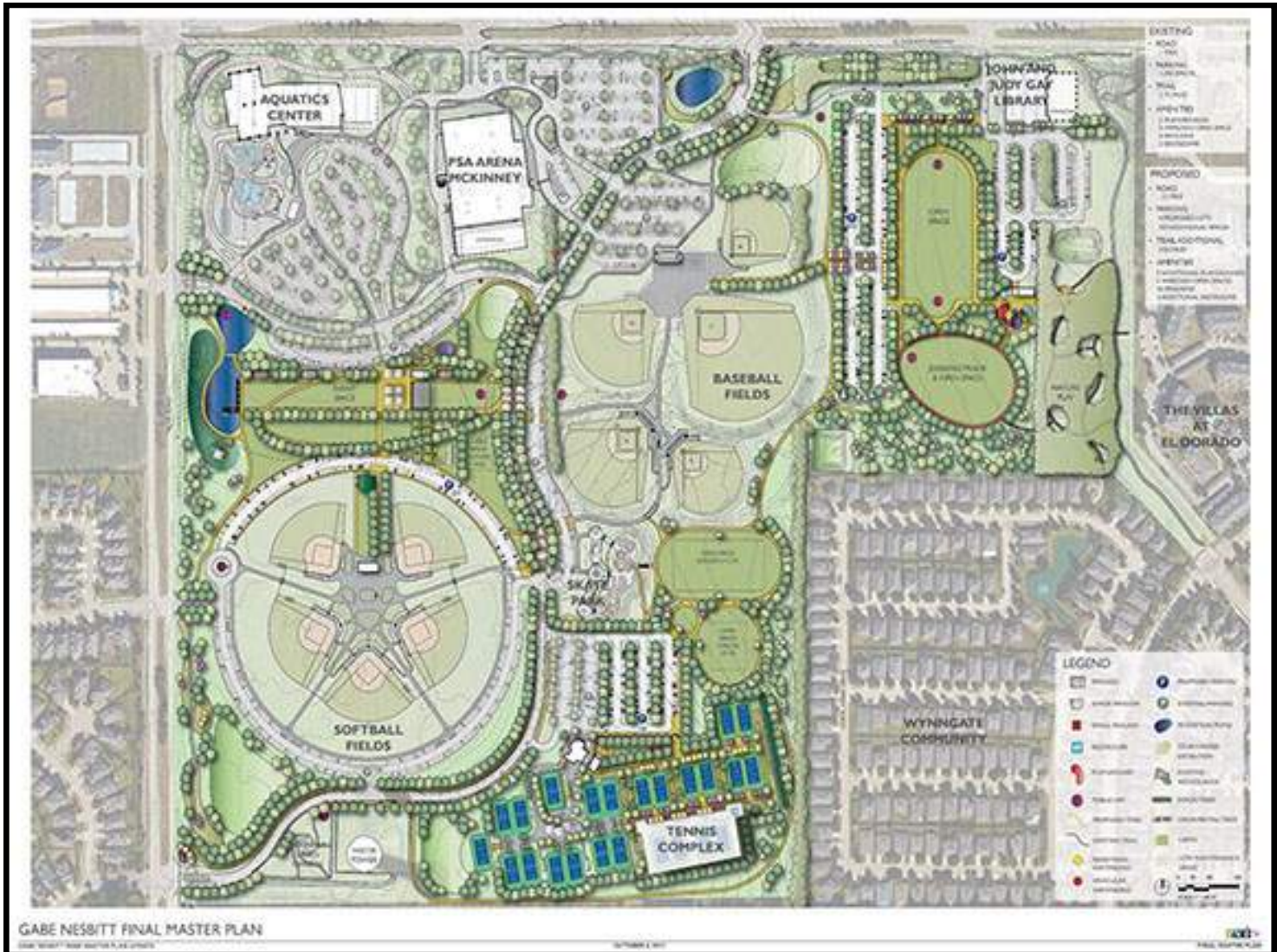
*Schools subject to verification through McKinney ISD.





Gabe Nesbitt Park

Part of the Stonebridge Ranch Planned Community



Amenities

- Future Home of McKinney PSA Aquatics Center
- 5 Baseball Fields lighted with grass infields & covered seating
- 5 Softball Fields lighted with covered seating
- PSA Arena
- Skate Park
- Tennis Complex
- Hike & Bike Trails and Jogging Track
- Concessions with Restrooms
- The John & Judy Gay Library