



**\$515,000**

- Granite & Hardwoods
- Stainless Steel Appliances
- Media/Game Room up
- Outdoor WB Fireplace
- 3 Car Garage Split



**8012 Brasstown Dr**

**The Cascades**

**Stonebridge Ranch**

***Absolutely Gorgeous Highland Custom situated in the Cascades of McKinney  
Enjoy the Relaxing Outdoors with Pergola Covered Patio & Fireplace!***

- Brick & Stone Façade
- Walk-up adorned with lush landscaping
- Soaring Foyer with Classic Chandelier
- Staircase with Wrought Iron Spindles
- Nailed Hand Scraped Hardwoods in Foyer, Study, Dining & Family Rooms
- Study features French Doors, Triple Crown Molding
- Formal Dining with Elegant Chandelier
- Inviting Family Vaulted w/Ceiling Fan
- Flag Stone Fireplace with Oversized Hearth & Gas Logs
- Solid Core Doors on first level
- Plantation Shutters throughout
- Neutral Colors & High End Carpet
- Architectural Arches & Niches
- Granite Gourmet Kitchen
- Travertine Backsplash, Tile accents
- 8x4 Furniture Style Granite Island, Breakfast Bar & Pendant Lighting
- Rich Stained Built-in Cabinetry with Under Mount Lighting
- 20 x 20 Tile Flooring
- SS Built-in Microwave, 60/40 Sink
- SS Double Convection Ovens
- 5 Burner Gas Cooktop & Hood
- Walk-in Pantry with Deep Shelves
- Butler Pantry w/Granite Planning Desk & Built-ins w/Glass Fronts
- Charming Breakfast w/Chandelier
- Separate Utility with Built-in Sink, Cabinetry, Counter & Hanging rack
- Private Master Suite w/Bay Windows
- Lavish Bath with Granite His & Hers Vanities, Large Walk-in Closet
- Walk-in Shower with Dual Heads
- Built-ins with Glass Fronts adjacent to Tile wrapped Jetted Tub
- Spacious 2nd Bedrooms w/Walk-ins
- Large Vaulted Game Room up
- Built-in Cabinets & Shelving
- Media Room Vaulted, Lantern Style Sconce Lighting, SS Wired
- Computer Loft wired w/Built-ins
- Pergola Covered Patio w/Ceiling Fan
- Stamped Concrete Patio
- WB Brick Fireplace & Hearth
- Oversized 3 Car Garage

**Description: 4 Bedrooms/ 3.1 Baths/ 2 Dining/ Living/ Game/ Media/ Oversized Split 3 Car Garage**

MLS: 13427640	Family Room: 19 x 17	Formal Dining: 13 x 11	Master Suite: 20 x 18
Subdivision: The Cascades	Study: 14 x 11	Kitchen: 16 x 11	Bedroom 2: 18 x 10/2
Year Built: 2010	Media Room: 12 x 11/2	Breakfast: 10 x 10	Bedroom 3: 12 x 18/2
Sq. Feet: 3736/Appraisal	Game Room: 20 x 17/2	Butler Pantry: 15 x 8	Bedroom 4: 14 x 11/2
Lot Size: 0.170 acres	Loft Area: 12 x 8/2	Garage: Split 3 Car	Utility: 10 x 8

Schools: Frisco ISD    Elementary School: Comstock    Middle School: Scoggins    High School: Independence



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**kw**  
KELLERWILLIAMS.

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









# 8012 Brasstown Dr The Cascades

## Amenities & Updates

- Plantation Shutters Throughout
- Decorative Architectural Cuts & Arches, Rounded Corners
- Nailed Down Hand Scraped Hardwood Flooring
- Solid Core Doors, Crown Molding & Extensive Millwork
- Butler Pantry with Granite, Built-in Cabinetry with Glass Fronts & Wine Rack
- Built-in Granite Planning Desk & Counter with Storage
- Granite Kitchen & Furniture Style Granite Island with seating
- Stainless Steel Appliances, Double Convection Ovens & 60/40 Sink
- Inviting Family Room with Large Windows offering view of Patio & Yard
- Surround Sound Speakers in Family Room & Patio
- Game Room with Built-in Cabinetry
- Loft Computer Workstations with Built-in Cabinets & Counter
- Media with Lantern Style Sconce Lighting
- Walk-out Attic accessible from Game Room
- Pergola Covered Patio with Ceiling Fan
- Patio with Stained Stamped Concrete
- Wood Burning Brick Fireplace & Hearth
- Professionally Landscaped
- 3 Car Garage Split with Room for Workbench & Freezer
- Energy Star Certified
- Double Pane Low E Windows
- Frisco ISD Schools

## **Gabe Nesbitt 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

## **Stonebridge Ranch Amenities**

- Sandy Beach Club
- Aquatic Pool
- Playgrounds
- Parks with Walking, Jogging & Bike Trails
- Tennis Courts
- HOA sponsored community events: Beach Club Parties, Holiday Celebrations, Fishing & More