

8117 Linksview Drive  
Woodhaven  
Stonebridge Ranch

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## Distinguishing Features

### Entry

- Brick Façade with Stone Accents
- Professionally Landscaped Walk-up
- 19' Soaring Ceiling
- Hardwood Floors
- Elegant Chandelier
- Sweeping Staircase with Wrought Iron Spindles
- Distinctive Architectural Arches, Accents & Rounded Corners

### Private Study

- French Doors to Private Study
- Tray Ceiling
- Custom Built-in Bookcase
- Double Doors to Front Porch

### Formal Dining

- Arched Entry
- Custom Chandelier
- Crown Molding & Chair Railing
- Butler's Pantry with Built-in Cabinetry with Under Mount Lighting

### Utility/Garage

- Built-in Cabinets, Counter & Sink in Utility, Room for Extra Freezer or Refrigerator
- Split 3 Car Garage

### Kitchen & Breakfast Area

- Granite Counter Tops
- Stone Backsplash
- Hardwood Flooring
- Built-in Cabinetry with Under & Over Mount Lighting
- Large Granite Island
- Stainless Steel Appliances, plumbed for Gas Cooktop
- Charming Breakfast Area with Walls of Windows

### Family Room

- Family Room with Vaulted Ceiling with Fan and Hardwood Floors
- Walls of Windows overlooking Yard and Pool
- Brick Gas Fire Place with Raised Hearth and Wood Mantle
- Built-in Entertainment Center
- In Floor Electrical Outlet

### Master Retreat

- Private Master Suite, Vaulted Ceiling with Fan, Crown Molding
- Wall of Windows & Outside Access Door
- Large Walk-in Closet
- Separate Vanities with Framed Mirrors, Corian Countertops and Chic Lighting
- Corner Jetted Tub with Updated Tile Surround & Seamless Glass Shower

### Main Level Bedroom & Bath

- Secondary Bedroom Located on Main Level
- Tray Ceiling with Fan
- Built-in Desk
- Full Bath located in Hall Has Quartz Counter and Two Framed Mirrors

### Secondary Bedrooms

- 3 Secondary BRs up with Walk in Closets & Ceiling Fans
- Shared Jack & Jill Bath has Separate Vanities and Linen Closet
- Private Full Bath has Granite Vanity and Beadboard Wall

### Game Room

- Large Open Game Room
- Vaulted Ceiling & Fan
- Built-in Media Storage has Stone Accents and Shelving
- Walk in Access to Attic

### Outdoor Experience

- Saltwater Pool & Spa, Heated w/ Water Features
- Large Porch, Room for Dining Table
- Large Grassy Yard
- Additional Fenced Side Yard, Perfect for Pets
- Wood Fencing with Steel Posts





## Stonebridge Ranch Amenities

- Sandy Beach Club
- Aquatic Community Pool
- Playgrounds and Parks
- Tennis and Sports Courts
- Scenic Lakes and Ponds
- Parks with Walking, Jogging and Bike Trails
- HOA Sponsored Community Events: Beach Club Parties, Holiday Celebrations, Fishing and more!

# \$525,000

MLS:	13800514	Family Room:	19 x 17	Formal Dining:	12 x 11	Master:	19 x 14
Subdivision:	Woodhaven	Private Study:	14 x 12	Kitchen:	13 x 12	Bedroom 2:	14 x 14
Year Built:	2001	Utility:	10 x 7	Breakfast:	13 x 7	Bedroom 3:	15 x 12/2
SF:	3,538/tax	Game Room:	15 x 13/2	Garage:	3 Car	Bedroom 4:	13 x 12/2
Lot Size:	0.350 acre					Bedroom 5:	12 x 11/2
Schools*:	McKinney ISD	Elementary:	Eddins	Middle:	Dowell	High:	McKinney Boyd

\*Schools subject to verification through McKinney ISD

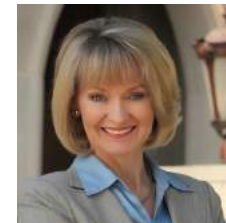
**5 Beds/4 Baths/Family/2 Dining/Study/Game/Pool & Spa/Oversized 3 Car Garage**



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 realty group



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