



\$365,900

- **Granite Kitchen**
- **Hardwood Flooring**
- **Game & Media**
- **Radiant Barrier**



1517 Enchanted Rock Trail Reserve at Westridge McKinney

***Stunning DR Horton Home Upgraded to Perfection!
Located in Great Neighborhood with Amazing Amenities, Frisco ISD!***

- Brick & Stone Façade with Large Covered Porch with Brick Arches
- Quaint Walk-up Beautiful Landscaping
- Soaring Foyer with 19' Ceiling
- Wrought Iron Spindle Staircase
- Hardwoods in Foyer, Formal Dining, Kitchen, Breakfast and Family Room
- Formal Dining with Crown Molding
- Family Room with Vaulted Ceiling, Crown Molding and Floor to Ceiling Stone Fireplace with Hearth and Windows with View of Backyard
- Flagstone Patio, Grassy Backyard and Wood Privacy Fence—Stained 2017
- Gas Stub for Grill at Back Patio
- Gourmet Granite Kitchen with Rich 42" Cabinetry, Under Mount Lighting & Tile Backsplash with Mosaic Accents
- Granite Island with Deep Under Mount Sink and Raised Breakfast Bar
- Stainless Steel Appliances, Dishwasher, Built in Microwave, Four Burner Gas Cooktop and Oven with Overhead Vent
- Charming Breakfast Area with Lots of Natural Light and Crown Molding
- Walk in Pantry w/Frosted Glass Door
- Main Level Powder Room, Pedestal Sink
- Utility Room w/Frosted Glass Door, Cabinet & has Room for Freezer
- Two Car Garage, 50 gal HWH—2016
- Private Master with Crown Molding
- Lavish Master Bath w/Granite Vanity with Claw Feet, His & Hers Sinks, Framed Mirror and Large Walk in Closet
- Garden Tub & Separate Tile Shower
- 3 Secondary BRs up are Vaulted
- 2 Full Tiled Baths have Granite Vanities with Claw Feet
- Large Game Room up overlooks Foyer & Family Room and has Ceiling Speakers, Crown Molding & Ceiling Fan
- Media Room up features Sculptured Carpet, Sconce Lights, Storage Closet and Wall/Ceiling Speakers
- Repairs—Roof 2017, Furnace 2016

Westridge Residential Park offers Walking/Jogging Trails, Gazebo, Pond, Soccer Fields, Skate Ramp, Playground & Amazing Pool

Description: 4 Bedrooms / 3.5 Baths / Family / 2 Dining / Game / Media / 2 Car Garage

MLS:	13681772	Family Room:	17 x 17	Kitchen:	16 x 12	Master:	16 x 14
Subdivision:	Reserve at Westridge	Formal Dining:	12 x 11	Breakfast:	12 x 8	Bedroom 2:	14 x 12/2
Year Built:	2009	Game Room:	19 x 12/2	Media:	20 x 12/2	Bedroom 3:	13 x 12/2
Sq. Feet:	3,041/tax	Lot:	0.144 acres	Utility:	8 x 7	Bedroom 4:	12 x 11/2

Schools: Frisco ISD

Elementary School: Scott

Middle School: Roach

High School: Heritage

*Schools subject to verification through Frisco ISD. Client to verify measurements.



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