



This Stunning Custom Home features Impeccable Architecture and Attention to Detail. Backyard Oasis with Sparkling Pool and Spa, plus Outdoor Bar with Grill!

1600 Litchfield Drive is situated in LaCima Manor in the Stonebridge Ranch Planned Community.

Great Location! Walk to Exemplary Elementary School and Neighborhood Park!



1600 Litchfield Drive
LaCima Manor—Stonebridge Ranch
\$644,000

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Entry

- Stone Façade with Brick Accents
- Professionally Landscaped Walk-up
- Wood and Glass Front Door
- 16' Soaring Ceiling & Pendant Chandelier
- Hand Scraped Hardwood Floors
- Wood Staircase with Wrought Iron Spindles and Decorative Art Niche
- Distinctive Architectural Arches, Accents and Rounded Corners

Formal Living

- Private with French Doors
- Vaulted Ceiling
- Hand Scraped Hardwoods
- Plantation Shutters

Private Study

- French Doors to Private Study
- Rich Wood Coffered 14' Ceiling & Custom Built-ins
- Hand Scraped Hardwoods Floors
- Bay Sitting Area w/ Plantation Shutters for Reading and Relaxing

Formal Dining

- Hand Scraped Hardwood Floors
- Arched Entry & Plantation Shutters
- Crown Molding & 10' Ceiling

Guest Suite

- Guest Suite with Full Bath down
- Has Ceiling Fan, Two Closets, Window Seat and Plantation Shutters

Kitchen & Breakfast Area

- Granite Counter Tops and Tumbled Marble Backsplash
- Hand Scraped Hardwood Flooring
- Rich Built-in Cabinetry, some with Glass Fronts and Under Mount Lighting
- Large 4x9 Furniture Style Island with Breakfast Bar
- Sub Zero Stainless Steel Refrigerator
- Stainless Steel Viking 5 Burner Gas Cooktop with Downdraft Vent, Double Convection Ovens, Built-in Microwave and Dishwasher
- Walk-in Pantry with Deep Shelves
- Charming Breakfast Area with Walls of Windows with Plantation Shutters

Family Room

- Inviting Family Room with Arches and Walls of Windows, Plantation Shutters
- Crown Molding & Ceiling Fan
- Natural Stone Fire Place with Brick Accents, Hearth & Cedar Mantle
- Wood burning, Gas Logs & Starter
- Built-in Entertainment Center
- Second Staircase leading to Upstairs

Utility/Garage

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

Master Retreat

- Private Master Suite with Crown Molding and Bay Window
- Plantation Shutters in Sitting Area
- Large 10' x 15' Walk-in Closet with Shelving and Upper Storage Rods
- Separate Vanities with Arches, Granite Counter Tops & Chic Lighting
- Jetted Tub & Oversized Shower

Secondary Bedrooms

- 3 Secondary BRs up with Walk in Closets and Ceiling Fans, each with a Full Bath
- Plantation Shutters in all Bedrooms

Game Room

- Large Open Game Room
- Vaulted Ceiling & Fan
- Large Windows w/Plantation Shutters
- Large Game or Storage Closet
- Walk in Access to Attic

Media Room

- Double Door Entry & Vaulted Ceiling
- Projector, Screen and Surround Sound Speakers Remain
- Wall Bookcase and Sconce Lighting

Outdoor Experience

- Pool & Spa, Heated w/Water Features
- Large Patio, Room for Dining Table
- Stone Bar with Attached Grill
- Grassy Side Yards, Perfect for Pets
- Wood Fencing with Steel Posts

5 Beds/5.5 Baths/2 Living/2 Dining/Study/Game/Media/Pool & Spa/Oversized 3 Car Garage

MLS:	13655705	Family Room:	18 x 18	Formal Dining:	13 x 12	Master:	19 x 14
Subdivision:	LaCima Manor	Formal Living:	14 x 13	Kitchen:	21 x 16	Bedroom 2:	13 x 12
Year Built:	2004	Study:	13 x 12	Breakfast:	11 x 10	Bedroom 3:	13 x 12/2
SF:	5,123/tax	Game Room:	17 x 16/2	Media:	18 x 13/2	Bedroom 4:	12 x 12/2
Lot Size:	0.240 ac	Garage:	3 Car	Utility:	15 x 10	Bedroom 5:	12 x 12/2
Schools*:	McKinney ISD	Elementary:	Wilmeth	Middle:	Cockrill	High:	McKinney North

Stonebridge Ranch: Sandy Beach Club, Aquatic Community Pool, Playgrounds & Parks, Tennis Courts, Scenic Lakes & Ponds, Parks with Walking, Jogging & Bike Trails, HOA sponsored community events, parties, holiday celebrations, fishing & more!

*Schools subject to verification through McKinney ISD

The information contained herein is furnished by the owner to the best of his knowledge but is subject to verification by the purchaser, and agent assumes no responsibility for correctness thereof. The sale offering is made subject to errors, omissions, change of price prior sale or withdrawal without notice. Client to verify measurements and schools. In accordance with the Law, this property is offered without respect to race, creed, national origin, sex, familial status, or disability.