



**\$285,000**

- **4 Bedrooms**
- **Gas Log Fireplace**
- **Recent Carpet & Paint**
- **Stonebridge Ranch Amenities**



**2308 Geneva Ln**

**Fountainview**

**Stonebridge Ranch**

*~Located in Highly Desirable Stonebridge Ranch with 4 Bedrooms~  
Recent Carpet & Interior Paint, Nice Sized Backyard*

- Brick Façade with Quaint Covered Porch
- Tiled Entryway w/Arches and Columns
- Living & Dining are Vaulted with Molding
- Spacious Kitchen w/L-Shaped Counter and Large Breakfast Bar
- Open Breakfast Area with Built in Shelves
- Walk in Pantry with Deep Shelving
- Family Room with is Vaulted with Ceiling Fan and Cast Stone Corner Fireplace with Gas Logs & Mantle
- Vaulted Master Suite with Walk-in Closet
- Master Bath with Two Sinks, Separate Shower and Garden Tub
- Three Spacious Secondary Bedrooms
- Full Bath has Tile Flooring
- Separate Utility Room for Washer & Dryer has Shelf and Hanging Rod
- Recent Carpet & Interior Paint
- 10' x 10' Patio
- Wood Privacy Fence

**4 Bedrooms / 2 Baths / 2 Living / 2 Dining / Utility / 2 Car Garage**

|              |                 |              |         |              |         |                 |         |
|--------------|-----------------|--------------|---------|--------------|---------|-----------------|---------|
| MLS:         | 13741586        | Family Room: | 16 x 16 | Kitchen:     | 13 x 11 | Master Bedroom: | 16 x 13 |
| Year Built:  | 2004            | Dining:      | 11 x 11 | Breakfast:   | 12 x 10 | 2nd Bedroom:    | 11 x 10 |
| SF/Lot Size: | 2,227/ 0.144 ac | Living:      | 11 x 11 | 4th Bedroom: | 10 x 10 | 3rd Bedroom:    | 10 x 10 |

Schools: McKinney ISD      Bennett Elementary      Dowell Middle      McKinney Boyd High

\*Schools subject to verification through McKinney ISD

**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!**



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realty group

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