



- \$285,000**
- **Eldorado Golf Course**
 - **Granite, Hardwoods**
 - **Gourmet Kitchen**
 - **Sprawling Backyard**



2636 Valley Creek Trail

Sunset Ridge

McKinney

*Escape to this Extraordinary Custom setting nestled in Mature Trees
On A Large Eldorado Golf Course Lot!*

- Transom front door entry
 - Unique floor plan
 - Nailed down Hardwood Floors flowing thru Formal Living, Dining into Family Room
 - Formal Living with Picture Frame Molding
 - Vaulted ceilings
 - Neutral Colors
 - Custom built-in cabinets
 - Formal Dining Crown Molding
 - Huge Inviting Family Room features Brick Fire Place accented with Granite, Custom Mantle & Gas Logs
 - Granite counters
 - Decorative Cut Glass backsplash
 - Recent KitchenAid Stainless Steel Double Convection Ovens
 - Large 10' Granite Island with 5 burner cooktop and oversized vent & hood
 - Large pantry w/deep shelving
 - Under/over mount lighting
 - Breakfast area w/built ins and granite planning desk
 - Butler Pantry with Glass front built-ins & Granite counter
 - Brick Wet Bar with Granite, Sink and brick arch
 - Master Bedroom Crown Molding
 - Large Walk-in Closet
 - Master bath with Large Tile Floor, Dual Sinks and Medicine Cabinet
 - Jet Tub and Separate Shower
 - Spacious Secondary Bedrooms all with Walk-in Closets & Ceiling Fans
 - Huge Versatile Loft Area
- Outside Experience**
- Extended Patio w/Golf Course View
 - Landscaped yard with mature trees
 - Ample room for Pool or Playset!
 - Wrought Iron Fence
 - Exemplary MISD Schools– Valley Creek Elementary

Description: 4 Bedrooms/ 2.5 Baths/ 2 Living/ 2 Dining/ 2 Car Garage

MLS:	13128311	Formal Living:	16 x 14	Kitchen:	21 x 9	Master:	16 x 13/ 2
Square Feet	2815/Appraiser	Dining Room:	13 x 11	Breakfast:	14 x 10	Bedroom 2:	14 x 13/ 2
Subdivision:	Village of Eldorado	Family Room:	21 x 15	Utility:	8 x 6	Bedroom 3:	12 x 11/ 2
Year Built:	1988	Loft Area	17 x 7/2	Bedroom 4:	13 x 11/ 2		
Schools:	McKinney ISD	Elementary:	Valley Creek	Middle:	Faubion	High:	McKinney High



Jane Clark
reality group

Direct: (214) 802-4680
Office: (972) 562-8883
Email: jlclark@kw.com
www.JaneClarkRealty.com



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*Schools subject to verification through McKinney ISD.

