



\$659,900

- **0.77 Acre Lot**
- **Tree-lined Backyard**
- **Community Walking Paths**
- **Close to TPC Golf Course, Cooper Fitness Center and Sports Amenities**



5405 Squeezepenny Ln The Settlement at Craig Ranch McKinney

*Spectacular Drees One-Story Ranch Home with Contemporary Flair, Neutral Finishes
Custom Landscaping on .77 Acre Tree Lined Lot, Energy Star Certified Home!*

- Californian Style Stucco Façade with Concrete Tile Roof
- Step-up to Covered Porch with Room for Seating
- Open Foyer to Large Living and Dining Room
- Arched Doorways & Soaring Ceilings
- Crown Molding and Skip Trowel
- 6” Wood Baseboards
- Media Room currently used as Study has Double Tray Ceiling
- Family Room with 160” Media Screen, Projector, Surround Sound Speakers and Remote Motorized Blackout Shades
- 18 Cat6 LAN Drops, Ethernet in all Rooms
- Gourmet Kitchen with Silestone Tiled Backsplash on Diagonal
- Large Silestone Island with Dark Stained Cabinetry
- Double Undermount Sink, 5 Burner Cooktop with Vent-A-Hood and Double Ovens
- Generous Corner Walk-in Pantry
- Breakfast Area has Study Alcove with Built-in Desk, Cabinets and Undermount Lighting
- Separate Utility w/Sink, Counter and Built in Cabinets
- Mudroom with Utility Closet, Storage Hooks, Cubbies and Bench
- Energy Star Certified Home
- Neutral Colors & Paint Throughout
- Private Master Suite features Vaulted Ceiling and Large Walk in Closet
- Large Windows offer Natural Light
- His & Hers Vanities, Huge Tiled Walk in Shower with Dual Shower Heads and Soaker Corner Tub
- Coffee Bar and Large Linen Closet
- Spacious Secondary Bedrooms with Walk in Closets

Outdoor Experience

- Covered Porch with Gas Fireplace
- 0.77 Acre Tree Lined, Pool-Sized Backyard with Large Grassy Area
- Springfree Square Trampoline, Built In Ground
- Wrought Iron Fencing Surrounds the Beautiful Backyard

Community Features: TPC Golf Course, Michael Johnson Performance Center, Dr. Pepper Star Center, The Beach & Ballfields at Craig Ranch

Description: 4 Bedrooms/ 2.5 Baths/ 2 Living/ 2 Dining/ Media/ Oversized 3 Car Garage

MLS: 13457709	Family Room: 26 x 15	Dining: 13 x 12	Master: 19 x 16
Lot Size: 0.77 acres	Living: 13x 8	Kitchen: 19 x 15	Bedroom: 21 x 13
Year Built: 2011	Media: 18 x 14	Breakfast: 14 x 13	Bedroom: 17 x 13
Sq. Feet: 4,138/Tax	Utility: 13 x 6	Mudroom: 12 x 6	Bedroom: 13 x 14
Schools: Frisco ISD	Elementary School: Comstock	Middle School: Scoggins	High School: Independence



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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. In accordance with the Law, this property

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





