



This Fabulous Home is situated on a Stunning Lot  
backing to Treed Greenspace and Walking Path  
in the Stratford Manor Village of the  
Stonebridge Ranch Planned Community.

Unobstructed View of Trees & Nature!  
The Resort Style Oasis Backyard features  
Sparkling Heated Pool with Flagstone  
Tanning Ledge, Rockscape  
Wall Feature & Spa with Waterfall!



604 Rosebury Circle  
Stratford Manor—Stonebridge Ranch  
\$649,000

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### Entry

- Brick Façade with Landscaped Walk-up and Mature Trees
- Custom Wood Door with Glass
- 20' Soaring Ceiling in Foyer
- Hand Scraped Hardwoods and Crown Molding
- Solid Core 8' Doors, Skip Trowel Texture & Rounded Corners
- Wrought Iron Spindle Staircase

### Formal Dining & Living

- Distinctive Architectural Arches
- Elegant with Crown Molding and Plantation Shutters
- Hand Scraped Hardwood Floors

### Family Room

- Family Room with Hand Scraped Hard Wood Floors, Crown Molding & Ceiling Fan
- Wall of Windows overlooks Pool, Spa and Greenspace
- Stunning Floor to Ceiling Stone Woodburning Fireplace with Wood Mantle & Raised Hearth
- Built-in Entertainment Center & Shelves

### Powder Room

- Hand Scraped Hard Woods
- Crown Molding
- Furniture Style Vanity with Framed Mirror Above
- Plantation Shutters

### Kitchen & Breakfast Area

- Granite Counter Tops, Tile Flooring
- Rich Built-in Cabinetry, Tumbled Marble Backsplash with Under Mount & Over Mount Lighting
- 9' x 4' Granite Island
- Viking Stainless Steel Gas Cooktop, Downdraft Vent, Double Oven (Convection) & Built In Microwave
- Sub Zero Stainless Steel Built in Refrigerator & Kitchenaid Dishwasher
- Open Breakfast Area with Wall of Windows & Crown Molding

### Master Retreat

- Private Master Suite with Crown Molding and Bay Window with Sitting Area
- Master Bath with Large Vanity
- Jetted Tub & Separate Tiled Shower
- Extensive Custom Walk-in Closet with Built in Drawers, Shelving and Upper Storage Rods

### Guest Suite

- French Doors, Plantation Shutters
- 12' Ceiling and Crown Molding
- Private Full Bath, Walk in Closet
- Private Outside Access

### Utility Room

- Full Size Washer & Dryer Area
- Built-in Cabinetry, Sink and Room for Freezer or Refrigerator

### Secondary Bedrooms

- Three Spacious Vaulted Bedrooms up with Walk in Closets
- Two share Jack & Jill Bath with Sep Vanities
- Additional Full Bath in Hall

### Game Room/Media Room

- Large Game Room with French Doors and Fan
- Media Room is Vaulted with Sconce Lighting and Ceiling Fan

### Outdoor Experience

- Heated Pool with Flagstone Tanning Ledge and Rockscape Wall, Heated Spa with Waterfall
- Covered Flagstone Patio with Fan
- Spacious Open Flagstone Patio
- Grassy Play Yard, Fenced with Gate
- Rear Wrought Iron Fencing
- Stained Board on Board Privacy Fence with Enclosed Steel Posts
- Greenspace and Walking Path
- 2 Car Garage, 1 Car Garage, Gated Porte-Cochere Entry

### Updates

- 2 HWH—2017
- BOB fence w/steel posts—2017
- Interior paint & carpet—2017
- Pool replastered & pump—2017
- 2 A/C & furnace units replaced—2016 & 2015, Pool heater—2015

**5 Beds / 4.5 Baths / 2 Living / 2 Dining / Game / Media / Pool & Spa / Grassy Yard / 3 Car Garage w/Gated Porte-Cochere**

MLS:	13598344	Family Room:	23 x 18	Kitchen:	26 x 11	Master:	23 x 14
Subdivision:	Stratford Manor	Formal Living:	14 x 13	Breakfast:	13 x 11	Guest Suite:	14 x 13
Year Built:	2004	Formal Dining:	14 x 13	Game Room:	17 x 14/2	Bedroom 3:	14 x 12/2
SF:	4,392/appraiser	Utility:	12 x 6	Media Room:	18 x 13/2	Bedroom 4:	14 x 11/2
Lot:	0.270/tax	Garage:	3 Car			Bedroom 5:	13 x 11/2
Schools*:	McKinney ISD	Elementary:	Wilmeth	Middle:	Cockrill	High School:	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.