



\$299,900

- Granite & Hardwood
- Updated Kitchen with Stainless Steel Appliances
- Oversized Secondary BRs
- Large Game Room

6521 Charles Trail

Live Oak Village

Stonebridge Ranch

***Gorgeous Inside! Shows like a Model and has Large Back Yard!
Updated Kitchen, SS Appls, Flooring, A/C, Water Heater, etc... Won't Last Long!***

- Brick Façade with Arched Porch
- Walk-up Adorned with Mature Trees
- Formal Dining with Hardwood, Arched Windows with Plantation Shutters and Chair Rail
- Family Room is Open for Entertaining and has Wood Flooring
- Stunning Corner Gas Log Fireplace with Stone Facing and Mantle with Arched Art Niche
- Main Level Powder Room, Framed Mirror and Furniture Style Vanity
- Kitchen updated w/Granite Counter Tops, Cut Glass Backsplash—2017
- Granite Peninsula with Breakfast Bar and Under Mount Sink
- Stainless Steel Appliances include 5 Burner Electric Range, Built In Microwave, Dishwasher—all 2017
- Charming Breakfast Area
- Master Bedroom on Main Level
- Master Bath has Recent Woodlike Tile in Bath 6 x 24, Garden Tub and His & Hers Sinks, Walk in Closet
- Upstairs features a Huge Versatile Game with Walk in Closet, Large Windows with Front View of Trees
- 3 Huge Secondary Bedrooms, all with Walk in Closets & Ceiling Fans
- Full Bath Up with Tile Flooring and Dual Sinks
- Back Patio, Reslabbed 2018
- Large Grassy Yard, Room for Pool
- Wood Privacy Fence w Posts, 2017
- Roof & Gutters, 2017
- HWH—2016, A/C—2015

4 Bedrooms / 2.5 Baths / Family / 2 Dining / Game / 2 Car Garage

MLS:	13817888	Family Room:	16 x 15	Kitchen:	13 x 12	Master Suite:	18 x 18
Year:	2002	Dining:	12 x 11	Breakfast:	9 x 9	Bedroom 2:	15 x 12/2
Square Ft:	2,592/tax	Utility Room:	8 x 6	Game Room:	21 x 15/2	Bedroom 3:	15 x 12/2
Lot Size:	0.140/acre					Bedroom 4:	15 x 11/2

Schools: McKinney ISD Elementary School: Wolford Middle School: Evans High School: McKinney Boyd

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

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!

Live Oak Village Sub Association: Common Landscaping Maintenance



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