



**\$255,900**

- **Greenbelt Creek Lot**
- **Hardwoods**
- **Vaulted Ceilings**
- **Screened-in Patio**

**7612 Uvalde Way**

**Virginia Parklands**

**McKinney**

***Charm and Warmth are the Impressions you get as you walk though this Home With Screened in Patio & Sprawling Yard Overlooking Creek with Mature Trees!***

- Quaint landscaped walk-up
- Storm Doors Front & Back
- Tiled Foyer
- Hardwoods throughout Study, Family & Master Dressing Rooms
- Formal Dining with Crown Molding & Chic Lighting & Fan
- Inviting Family Room vaulted with Hardwood Floors & Fan
- Fireplace WB w Gas Logs & Start
- Wired for Surround Sound
- Study with French Doors, Custom Built-ins & Ext Molding
- Rich Cherry Cabinetry
- Tile Backsplash set on Diagonal
- Decorative counters & Island
- Breakfast Bar seats 3
- Built in Microwave
- Charming Breakfast Area with Window Seat
- Pantry with Deep Shelving
- Butler Pantry with Built-ins
- Mud Room with Cubbies & Bench
- Separate Utility with Shelving
- Partially Floored Attic
- 2015 Trane AC & Furnace
- Master Suite w large windows overlooking scenic yard & creek
- Vaulted Ceiling with Fan
- Master Bath features Dual Sinks, Shower, Large Walk-in Closet
- Secondary Bedrooms w/ large closets and one with window seat

**Outdoor Experience**

- Tranquil Screened-in Patio w/Fan
- Grassy yard with Wrought Iron Fence & beautiful view of Wooded Creek
- 10 x 10 Aluminum Storage Shed
- Garage w/epoxy floor & workbench

**Description: 3 Bedrooms/ 2 Baths/ Living/ Dining/ Study/Screened-in Patio/2 Car Garage**

**Virginia Parkland Amenities: Greenbelt Community, Access to Park, Private Lake/Pond**

**Schools: McKinney ISD    Elementary: Wilmeth    Middle: Cockrill    High: McKinney North**

MLS:	13356088	Family:	18 x 14	Kitchen:	14 x 11	Master:	14 x 15
Year Built:	2004	Formal Dining:	12 x 10	Breakfast:	9 x 9	Bedroom 2:	14 x 10
Subdivision:	Virginia Parklands	Study:	10 x 14	Butler Pantry:	6 x 6	Bedroom 3:	10 x 12
Sq. Feet:	1997/Tax	Screened-in patio	18 x 12	Utility:	7 x 6	Floored Attic:	130 sq ft
Lot Size:	0.20 acres	Storage Shed:	10 x 10	Garage:	2 Car		



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\*Schools subject to verification through McKinney ISD.

