



\$468,000

- **Swimming Pool & Spa**
- **Hardwoods**
- **Recent Paint & Carpet**
- **Oversized Lot**
- **Balcony & Large Backyard**



7916 Sawgrass Drive

Greenbriar

Stonebridge Ranch

Impressive Custom with Pool & Spa on Oversized Lot in Quiet Neighborhood in Highly Sought-After Stonebridge Ranch! Walk to Elementary School!

- Brick Façade with Lush Landscaping & Mature Trees
- Soaring 19' Foyer with Tile Floor & Glass Inlaid 8 ft Front Door
- Private Distinguished Study with French Doors, Wall of Rich Built Ins with Stunning Millwork & Walk-In Closet
- Formal Living offers Hardwoods, Chandelier & Crown Molding
- Formal Dining has Hardwoods, Chandelier & Crown Molding
- Large Main Level Powder Room with Pedestal Sink
- Utility Room with Built-in Cabinets and Countertop
- Open Floorplan for Entertaining
- Inviting Family Room with Hardwoods & Wall of Windows Overlooking Backyard
- Tile Fireplace has Gas Logs & Wood Mantle Flanked by Built-In Media Center and Book Shelves
- Gourmet Kitchen with Abundance of Built In Cabinetry, Granite Island, Double Ovens, Gas Cooktop, Tile Backsplash & Walk-In Pantry
- Charming Breakfast Room has Door to Patio and Great Natural Light
- Private Master Suite with Crown Molding and View of Backyard
- Master Bath offers Separate Vanities, Jetted Tub, Separate Shower & Large Walk-In Closet
- Spacious Game Room with Tray Ceiling and Door to 19 x 9 Balcony
- Media Room has Tray Ceiling & Framed Windows
- 3 Bedrooms, 2 Share Jack & Jill Bathroom and Other has Full Private Bathroom
- Bonus Room would be great Craft Room with Tray Ceiling and Large Attic Walk-Out
- Covered Patio Extends to Sparking Swimming Pool & Spa
- Grassy Backyard & BOB Stained Wood Fence
- 3 Car Split Garage
- Roof 2017
- Water Heaters 2018

Description: 4 Bedrooms / 3.5 Baths / 2 Dining / Living / Study / Game / Media/ Pool & Spa / 3 Car Garage

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|------------------------------|----------------------------|------------------------|----------------------------|
| MLS: 14076279 | Family Room: 18 x 16 | Formal Dining: 10 x 12 | Master Suite: 18 x 13 |
| Subdivision: Greenbriar | Kitchen: 12 x 13 | Breakfast: 10 x 11 | Bedroom 2: 11 x 13/2 |
| Year/Lot Sz: 2000/0.32 acre | Study: 14 x 13 | Game Room: 22 x 17/2 | Bedroom 3: 12 x 10/2 |
| Square Feet: 4,296/Appraiser | Formal Living: 10 x 11 | Media: 12 x 25/2 | Bedroom 4: 11 x 13/2 |
| Schools: McKinney ISD | Elementary School: Bennett | Middle School: Dowell | High School: McKinney Boyd |

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



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REALTY





7916 Sawgrass Drive Greenbriar Village of Stonebridge Ranch

Stonebridge Ranch Amenities

- Sandy Beach Club
- Aquatic Community Pool
- Playgrounds & Parks
- Tennis & Sports Courts
- Scenic Lakes & Ponds
- Parks with Walking, Jogging & Bike Trails
- HOA sponsored community events: Beach Club Parties, Holiday Celebrations, Fishing & More!



Stonebridge Ranch Beach Club

- Resort Style Sandy Beach Club and Swim Lagoon
- Shady Cabanas
- Picnic Areas
- Access to Lake & Paddle Boats



Gabe Nesbitt Community Park & Athletic Complexes

- McKinney PSA Sports Complex
- Apex Center, Fitness Center & Aquatic Park
- 5 Baseball Fields lighted with grass infields & covered seating
- 5 Softball Fields lighted with covered seating
- Skate Park
- Tennis Complex
- Hike & Bike Trails and Jogging Track
- Concessions with Restrooms
- The John & Judy Gay Library

