



\$298,000

- **Sprawling Corner Lot**
- **Backs to Greenbelt**
- **5 Bedrooms, 4 Baths**
- **Walk to Pool, Park & School**



700 Brookwater Dr

Villages of Lake Forest

McKinney

***Charming Grand Home Backing to Greenbelt on Huge Corner Lot!
Walk to Pool, Park & Highly Sought After High School***

- Brick Façade with Arched Porch
- Tile Foyer has 18' Ceiling and Architectural Arches
- Formal Dining has 18' Ceiling, Stunning Wall of Windows & Glass Chandelier
- Inviting Family Room has 18' Ceiling with Fan and Wall of Windows with View of Back Yard and Greenbelt
- Slider Door to Back Yard
- Pre Eng Wood Flooring in Dining and Family Rooms
- Tiled Utility Room for Washer/Dryer has Long Hanging Rod and Room for Freezer
- Kitchen is Open to Family Room
- Abundance of Rich Wood Built In Cabinetry with Breakfast Bar
- Appliances include Electric Range, Additional Built In Oven, Microwave and Dishwasher
- Butler Pantry Area
- Breakfast Area has Window Seat and Pantry
- Master Suite has Large Wall of Windows overlooking Sprawling Yard & Greenbelt
- Master Bath has Large Vanity and Separate Pedestal Sink
- Jetted Tub, Separate Shower, Walk in Closet and Linen Closet
- Main Level Secondary Bedroom
- Full Bath located in the Hall
- Wood Stairs lead to 2nd Level
- Three Secondary Bedrooms upstairs, One with Prvt Full Bath
- Additional Full Bath in Hall
- Huge Vaulted Game Room
- Rear Porch is 11 x 21 with Gas Grill Hookup
- Corner Lot offers Spacious Grassy Play Yard
- Backs to Greenbelt with View of Trees
- Wood Fence with Steel Posts, Rear Iron Fence
- Community Pool & Park

5 Bedrooms / 4 Baths / Family / 2 Dining / Game / 3 Car Garage Tandem

MLS:	13776119	Family Room:	17 x 16	Kitchen:	13 x 9	Master Bedroom:	14 x 14
Year Built:	2004	Formal Dining:	13 x 12	Breakfast:	9 x 7	2nd Bedroom:	12 x 10
SF:	2,886/tax	Game:	21 x 13	Utility:	7 x 6	3rd Bedroom:	14 x 13/2
Lot Size:	0.230 acres	3 Car Garage:	Tandem	5th Bedroom:	12 x 10/2	4th Bedroom:	13 x 11/2

Schools: McKinney ISD Minshew Elementary Cockrill Middle McKinney Boyd High

*Schools subject to verification through McKinney ISD



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