



\$374,000

- Granite Countertops
- Hardwood Floors
- Recent Int Paint & Carpet
- Gazebo Covered Patio
- Backs to Greenbelt



1413 Meadow Ranch Rd

Creekview Estates

McKinney

Serene Backyard Greenbelt and Walking Trail Views! Walk to Community Pool and Playground! Located near Shopping, Schools and Parks!

- Gorgeous Walkup with Mature Trees and Lush Landscaping
- Brick Façade with Stone Accents and Covered Porch
- 8ft Shaker Style Door welcomes you into the Elegantly Styled Entry with Hardwoods, Decorative Lighting and Crown Molding
- Formal Dining has Hardwoods, Chic Chandelier and Double Crown Molding
- Inviting Family Room with Soaring Ceilings, Cast Stone Gas Log Fireplace and Recent Carpet
- Study has 8-ft French Doors, Walk-In Closet, Recent Carpet and Second Door to Hallway
- Nest System for Temperature Control
- Kitchen offers Granite Counters, Stainless Steel Appliances, Tumbled Stone Backsplash, 18-in Tile Floors and Breakfast Bar with Pendent Lighting
- Breakfast Area has Textured Walls and Breathtaking Views
- Private Master Suite is Spacious with Spa-Like Master featuring Separate Vanities, Soaker Tub, Separate Shower with Bench and Large Walk-In Closet
- Split Second Bedroom with Recent Carpet and Second Bathroom Round out the Main Level
- Utility Room with Built-In Cabinets and Room for Full Size Washer and Dryer
- Roof 2017
- Media Room has Surround Sound, Sconce Lighting and Walk-Out Attic Access—Media Equipment and TV to Remain
- Game Room features Wet Bar with Granite Countertops, Wine Fridge and Built-In Microwave
- Two Second Bedrooms Upstairs Share a Full Bathroom with Stand-Up Shower
- Gazebo Covered Extended, Brick Paver Patio with Gorgeous Greenbelt, Walking Trail Views and Fire pit
- 2 Car Garage with Storage and Shaker Style Door
- Recent Interior Paint
- Recent Carpet Family Room, Study and Guest Room

4 Bedrooms / 3 Baths / Living / 2 Dining / Study / Media / Game / 2 Car Garage

MLS:	14181753	Family Room:	17 x 15	Kitchen:	15 x 8	Master Bedroom:	14 x 16
Year Built:	2009	Formal Dining:	11 x 14	Breakfast:	10 x 10	Bedroom 2:	11 x 10
Lot Size:	0.13 acres	Study:	10 x 12	Game Room:	14 x 20/2	Bedroom 3 :	11 x 12/2
Square Feet:	3,232/Tax	Utility:	5 x 8	Media Room:	15 x 17/2	Bedroom 4:	11 x 11/2
	McKinney ISD		McClure Elementary		Cockrill Middle		McKinney Boyd

*Schools subject to verification through McKinney ISD



Jane Clark
reality group

Direct: (214) 802-4680
Office: (972) 562-8883
Email: jlclark@kw.com
www.JaneClarkHomes.com

kw
KELLERWILLIAMS.
REALTY





