



**kw**  
KELLERWILLIAMS.  
REALTY

\$610,000

1601 Roxboro Lane  
LaCima Manor at Stonebridge  
McKinney

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### Entry

- Brick and Stone Façade
- Extensive Landscape & Trees
- Arched Solid Oak Door with Lead Inlayed Glass
- Hand-scraped Hardwoods
- Soaring Ceiling and Wrought Iron Chandelier
- Sweeping Hardwood Staircase with Iron Balusters
- Hand-textured Walls and Rounded Corners
- Extensive Millwork and 6" Baseboards
- Distinctive Architectural Arches and Accents

### Formal Dining

- Elegant with Extensive Millwork and Chic Lighting
- Custom Window Treatments
- Comfortably Seats 8

### Study

- French Doors to Private Study with Plantation Shutters
- Hand-scraped Hardwoods
- Rich Custom Floor to Ceiling Wainscoting
- Walk in closet

### Kitchen & Breakfast Area

- Granite Counter Tops
- Hand-scraped Hardwoods
- Custom Rich Oak Cabinetry with Under and Over Mount Lighting
- Tumbled Marble Back Splash
- Kitchen Aid Built-In Refrigerator
- Kitchen Aid Stainless Steel Appliances
- Custom Brick Arch frames a Commercial Grade Gas Cook-top with Vent-a-Hood
- Double Convection Ovens
- Large Walk-in Pantry
- Granite Breakfast Bar and Island
- Spacious Breakfast Area with Wall of Windows and Custom Cornice

### Family Room

- Large Inviting Family Room
- Soaring Ceiling with Fan
- Floor to Ceiling Windows with Custom Cornice and Drapes
- Direct Vent Fireplace with Gas Logs and Custom Double Stacked Mantle
- Built-in Entertainment Center with Speakers

### Utility

- Built-in Cabinetry with large Sink
- Built-in Cubbies and hooks

### Master Retreat

- Private Master Suite with Crown Molding, Frieze Carpet, Solid Core Doors and Custom Draperies
- Lavish Master Bath features Arch accents
- His & Her Granite Vanities
- Beautiful Lead Inlayed Windows above Jetted Tub
- Oversized Shower
- Extensive Custom Walk-in Closet

### Secondary Bedrooms

- Private Suite off Game Room and Full Bath
- Spacious Secondary Bedrooms with Jack & Jill Bath offering Custom Built-ins, one with Private Hidden play area with lights.

### Game Room & Theatre

- Spacious Game Room with Built-in Computer Station, and a Granite Wet Bar just outside the Theatre.
- Plantation Shutters, Vaulted Ceiling with Molding and Ceiling Fan
- Custom Stage with Lighting, Designer Paints, Velvet Curtain, 110" Projection Screen, Panasonic HD Projector & prewired for Surround Sound

MLS:	13175352	Family Room:	19 x 16	Formal Dining:	13 x 11	Master:	18 x 16/1
Year Built:	2006	Study:	13 x 11	Kitchen:	20 x 13	Bedroom 2:	15 x 11/1
Square Ft.	5,021/tax	Game Room:	32 x 20/2	Breakfast:	14 x 11	Bedroom 3:	17 x 11/2
Garage:	Oversized 3 Car	Media Room:	22 x 19/2	Utility:	11 x 5	Bedroom 4:	13 x 11/2
		Computer Station:	5 x 4/2			Bedroom 5:	14 x 11/2
Schools:	McKinney ISD	Elementary:	Wilmeth	Middle:	Cockrill	High School:	McKinney North



KELLER WILLIAMS  
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North Collin County  
An Independent Member Broker

*Jane Clark*  
reality group

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