



\$450,000

- 2+ Acre Lot/Horses Allowed
- Pool, Spa & 2 Story Playset
- Scraped Hardwoods/Granite
- Vaulted Ceilings

1820 Meadow Ranch Rd

Meadow Ranch

McKinney

**Enjoy Peace & Tranquility in this Stunning Home on a 2.17 Acre Lot
Country Living close to City Amenities— The Best of Both Worlds!**

- Brick and Stone Façade
- Lead In-layed Glass Front Door
- Welcoming Foyer with Art Niche
- Iron Spindle Staircase
- Scraped Hardwoods flow through Formals, Family Room, Master Suite & Secondary Bedrooms
- Formal Living w/Bay Windows, Crown Molding & Oversize Fan
- Elegant Formal Dining with Chair Rail & Double Crown Molding
- Inviting Family Room features Floor to Ceiling Brick Fireplace, Hearth & Custom Wood Mantle
- Rounded Corners & Chic Lighting
- Decorative Architectural Accents with Rounded Arches & Corners
- Kitchen with Brazillian Granite
- Large Granite Island w/storage
- Glass Tile Backsplash
- 4 Burner JennAir Cooktop
- Antiqued White Cabinetry
- Under mount Lighting
- Designer Lighting over Island & Breakfast Area
- Charming Breakfast Area offers Fabulous View of Covered Patio, Pool & Grounds
- Half Bath down with Decorative Vessel Sink & Designer Faucet
- Separate Utility Room with Built-in Cabinets & Counters
- Intercom & Sound System
- Solar Screens
- Master Suite Vaulted with Crown Molding and Corner Accents
- Master Bath with Cornered Shower, Jetted Tub & Frosted Glass Window
- His & Hers Vanities, Linen Closet
- Spacious Secondary's-Split with Large Closets
- Second Bedroom versatile-works well as study

Outdoor Experience

- 2+ Acres of Sprawling Open Land
- Pool and Spa with Waterfall
- Fenced in Play Area with 2 Story Playhouse and Swing Set
- Side yard for Garden/Flowerbeds
- Cedar Covered Patio—Perfect for Grilling & Entertaining

4 Bedrooms / 2.1 Baths / 2 Living / 2 Dining / Oversized 2 Car Garage

MLS: 13220889	Formal Living: 17 x 14	Dining Room: 10 x 13	Master Bedroom: 14 x 19/2
Subdivision: Meadow Ranch	Family Room: 14 x 21	Kitchen: 12 x 10	2nd Bedroom: 13 x 19/2
Year Built: 2000	Garage: 2 Car	Breakfast: 12 x 12	3rd Bedroom: 11 x 15/2
Square Feet: 2635/Tax	Lot Size: 2.169 acres	Utility: 5 x 12	4th Bedroom 13 x 12/2

Schools: McKinney ISD: Elementary: McClure Middle School: DJ Cockrill High School : McKinney Boyd



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*Schools subject to verification through McKinney ISD



