



**2205 Canyon Creek Dr**

**Summer Glen**

**\$289,000**

- **Golf Course/Lake Views**
- **Wood Flooring**
- **Zero Lot**
- **Stonebridge Ranch Amenities**



**Stonebridge Ranch**

***Endless Views of the WestRidge Golf Course and Lake from your Backyard!  
In the Sought After Community of Stonebridge Ranch. Located on the 4th Tee!***

- Brick Façade with Lush Landscaping and Shrubbery
- Iron Gate leads to Side Entry
- 14' Vaulted Ceiling in Foyer w/ Crown Molding & Recent Engineered Wood Flooring
- 14' Vaulted Ceiling in Formal Dining with Chair Rail, Crown Molding, Chandelier & Sconce Lighting
- Family Room has Large Window with View of Golf Course and Stunning Tray Ceiling
- Gas Log Fireplace with Mantle
- Kitchen is Spacious with Recent Engineered Wood Flooring
- Built-in Wood Cabinetry with Tile Backsplash on a Diagonal
- Center Island with Wine Rack
- Crown Molding, Recessed Lighting & Breakfast Bar
- Breakfast Area w/Corner Pantry, Shelves and Large Window Seat
- Utility Room has Tile Flooring
- 2 Car Garage with Decorative Cedar Doors
- 8' Doors and Neutral Colors Throughout
- Master Suite is Vaulted with Ceiling Fan, Arched Window and View of Golf Course & Lake
- His & Hers Sinks, Garden Tub and Separate Shower
- Large Walk in Closet w/Shelving and Plenty of Storage
- Spacious Secondary Bedrooms, split from Master, Full Bath
- Outdoor Patio, Grassy Yard with Gorgeous Trees & Landscaping
- Wrought Iron Rear Fencing
- Stunning Views of the 4th Tee, Golf Course and Lake

**Description: 3 Bedrooms / 2 Baths / Family Room / 2 Dining / 2 Car Garage / Golf Course Lot**

MLS:	13674410	Family Room:	15 x 15	Dining Room:	16 x 11	Master Bedroom:	16 x 13
Year Built:	2003	Kitchen:	13 x 10	Breakfast:	13 x 7	2nd Bedroom:	12 x 10
Square Feet:	1,847/Tax	Lot Size:	0.108 acres	Utility:	6 x 5	3rd Bedroom:	11 x 10

Schools: McKinney ISD    Elementary School: Bennett    Middle School: Dowell    High School: McKinney Boyd

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

**Stonebridge Ranch: Sandy beach club, aquatic pool, parks with jog/bike trails, tennis & sports courts, lake/pond and playgrounds.**



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