



4424 Lake Shore Drive
Water Stone Estates
McKinney

kw
KELLER WILLIAMS.
REALTY

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**4424
Lake Shore
Drive,
Water Stone
Estates**



Gorgeous, Custom Home offers
Immediate Drive Up Appeal!
Situated on a One Acre Lot and
Backing to Trees & Greenspace
this property is located in the
Private, Gated Community of
Water Stone Estates in
McKinney, TX.

Distinguishing Features

Entry

- Private, Gated Community
- Brick Façade with Stone Accents
- Sprawling One Acre Lot Walk-up
- Welcoming Front Porch
- Shaker Style Front Door with Glass Sidelights
- 12' Foyer with Wood Tile Flooring
- Solid Core Doors & Paneless Windows throughout

Formal Dining

- 11' Vaulted Ceiling
- Custom Chandelier
- Wood Tile Flooring
- Windows overlooking Front Yard

Study /4th Bedroom

- Custom Sliding Door
- Oversized Walk in Closet
- Ceiling Fan

Family Room

- Family Room has 10' Ceiling w/Fan
- Wall of Windows overlooking Pool, Yard and Greenspace
- Wood Tile Flooring
- Gas Log Fireplace with Chopped Stone Surround, Mantle, Raised Hearth & Ship Lap Chimney

Kitchen

- Granite Counter Tops and Stone Backsplash with Mosaic Tile Accents
- Abundance of Built-in Cabinetry
- Granite Island with Large Breakfast Bar and Pendant Lighting Above
- Stainless Steel Appliances: 5 Burner Gas Cooktop, Vent-a-Hood, Double Ovens, Convection, Dishwasher and Microwave
- Pantry has Pocket French Door

Master Retreat

- Private Master Suite with Ceiling Fan and View of Greenspace
- Separate Granite Vanities with Soft Close Drawers and Framed Mirrors
- Corner Garden Tub and Walk-In Frameless Glass Shower with Mosaic Tile Accents
- Large Walk-in Closet

Bedrooms/Baths

- Secondary Bedrooms have Walk-In Closets and Ceiling Fans
- Full Bath has Granite Vanity with Soft Close Drawers, Framed Mirror
- Tub/Shower Combo with Subway Tile
- Powder Room on Main Level has Granite Vanity and Framed Mirror

Utility/Garage

- Separate Utility Room has Tile Flooring, Sink, Tons of Cabinets and Room for Additional Fridge
- Side Entry 3 Car Garage, Oversized
- Tankless Water Heating System

Second Level

- Wood Staircase with Iron Spindles leading to Second Level
- Spacious Game Room with Vaulted Ceiling and Ceiling Fan
- Full Bath with Granite Vanity, Soft Close Drawers and Framed Mirror
- 6' x 10' Storage/Craft Room
- Walk in Access to Floored Attic with Spray Foam Insulation

Outdoor Experience

- Ionized Pool has Stone Water Falls, Tanning Ledges, Lighting and is Remote Controlled
- Arched Covered Patio with Room for Outdoor Dining and Wood Burning Stone Fireplace
- One Acre Grassy Lot backing to Trees and Greenspace
- Iron Fence encloses Back Yard
- Property Line extends 60'-70' beyond Fence



4424 Lake Shore Dr,
Water Stone Estates,
McKinney

\$558,000

MLS:	13822174	Family Room:	21 x 19	Formal Dining:	14 x 12	Master:	17 x 16
Subdivision:	Waterstone Estates	Kitchen:	19 x 12	Game Room:	20 x 18/2	Bedroom 2:	13 x 12
Year Built:	2016	Utility:	9 x 6	Storage Room:	10 x 6	Bedroom 3:	12 x 12
SF:	3,284/tax	Lot Size:	1.000 acre	Garage:	3 Car Oversized	Bedroom 4:	12 x 12
Schools*:	McKinney ISD	Elementary:	Webb	Middle:	Johnson	High:	McKinney North

4 Beds / 3.5 Baths / Family / Dining / Game / Pool / Oversized 3 Car Garage

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realty group



*Schools subject to verification through McKinney ISD

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