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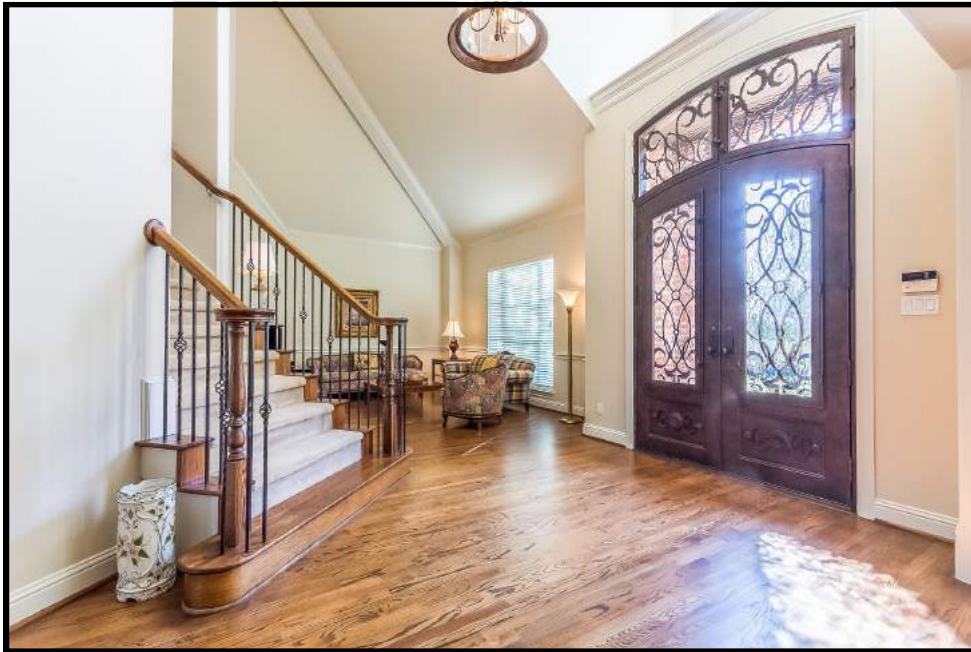
4704 Canvasback Blvd  
The Preserve at Mallard Lakes  
McKinney

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This fabulous Toll Brothers custom home is situated on a beautiful .62 acre lot in the gated community of The Preserve at Mallard Lakes. Impeccable architecture, attention to detail and extensive landscape with beautiful blooming trees create an amazing drive up appeal to this property. Home features porte-cochere with 2 car garage and separate 1 car garage. The quiet cul-de-sac street has parklike setting with arbor for neighborhood gatherings.





Enter this impressive custom through a set of extraordinary wrought iron double doors with glass window inserts. The stunning foyer offers soaring ceilings, elegant chandelier & wrought iron staircase.

Gorgeous hardwood flooring flows throughout the foyer, formal living, dining, kitchen, family room and study. Architectural arches and accents enhance its executive style.





Elegant formal dining at its finest. Crown molding, wainscoting, soaring ceiling, exquisite chandelier and hardwoods enhance the richness of this amazing property.

Formal living offers additional space for entertaining. Beautiful view of front yard with an abundance of natural light. Neutral colors throughout.





Masterful design is evident in the sizeable private study with French doors, crown molding, wainscoting and window seat.

Family room features gas fireplace with marble surround and custom wood mantle. The wall of windows showcases the view of pool, spa and backyard while opening up the home to even more light and air.





The stunning remodeled kitchen is a special highlight of this home! Beautifully appointed with granite and natural stone backsplash. Top-of-the line appliances are stainless steel Thermador built-in refrigerator, double oven and warmer drawer, custom Zephyr Hood, Miele dishwasher and 5 burner electric cooktop also plumbed for gas. Custom antique white inset cabinetry with soft close drawers and overmount & undermount lighting. Oversized custom granite island with prep sink and disposal. Breakfast bar with room for seating. Large walk-in pantry. Breakfast area enhanced with window views of porte-cochere & back porch.





Escape to the private owner's retreat with trayed ceiling, crown molding and view of pool and yard.

The master bath features oversized shower with bench and large jetted tub. Vanity with dual sinks, designer lighting & tile flooring

Amazing walk-in closet completes this gorgeous master suite.



Main level has guest suite with full bath.  
Additional main level bedroom perfect for  
exercise or craft room. Both have walk in closets.

Spacious utility room has built-in cabinets, sink  
and room for full size refrigerator or freezer.  
Additional space for drying rack or storage.





Upstairs offers a great “entertainment central”.

Open game room centrally located with Juliette balcony overlooks the 2 story foyer. Game room has framed tray ceiling and large walk in closet with ample room for storage.

Separate media room is vaulted and has arched cutouts with lighting.

Three spacious secondary bedrooms are vaulted and have walk in closets.

One has a private bath and two share a Jack and Jill bath.



The .62 acre lot really shows it's beauty within your first few steps into the outdoors! Backyard oasis includes generous covered porch with remote motorized sun screens on all sides and ceiling fans. Foley diving pool with diving stone, umbrella holes, water bubblers and spa with waterfall provides fun in the sun for all! Trees, shrubs and flower beds with stone rock wall accentuate the beauty of the outdoors. Wrought iron fencing surrounds the sizeable backyard.



# The Preserve at Mallard Lakes

- ◇ Gated Community
  - ◇ Parklike Setting
- ◇ Ponds and Walking Trails
  - ◇ Community Pool
- ◇ Community Playground



## Distinguishing Features

### Entry

- Brick Façade with Covered Porch
- Professionally Landscaped Walk-up
- Enter through Iron and Glass Custom Double Doors
- Soaring Ceiling and Hardwood Floors
- 6" Baseboards and Chandelier
- Wrought Iron Spindle Staircase

### Formal Dining

- Elegant with Wainscoting, Crown Molding and Exquisite Lighting
- Hardwood Floors

### Formal Living

- Hardwood Floors
- Crown Molding & 6" Baseboards
- Soaring Ceiling with Large Windows

### Study

- French Doors to Private Study
- Wainscoting and Crown Molding
- Hardwoods Floors
- Window Seat with View of Backyard

### Family Room

- Large Inviting Family Room with Hardwood Flooring
- Wall of Windows
- Marble Gas Fireplace with Custom Wood Mantle
- Crown Molding

### Kitchen & Breakfast Area

- Antique White Custom Cabinetry with Soft Close Drawers and Undermount & Overmount Lighting
- Granite Counters with Natural Stone Backsplash
- Hardwood Floors
- Granite Oversized Island with Prep Sink and Disposal
- Thermodor Stainless Steel Built-in Refrigerator, Double Ovens and Warmer Drawer
- Zephyr Hood over 5 Burner Electric Cooktop, Also Plumbed for Gas
- Miele Stainless Steel Dishwasher
- Breakfast Bar with Room for Seating
- Walk-in Pantry with Wine Cooler
- Charming Breakfast Area with Windows overlooking Porte-Cochere, Covered Porch, Pool, Spa & Water Features

### Upstairs Game Room & Media Room

- Large Open Game Room with Juliette Balcony to Foyer
- Media Room is Vaulted with Lighted Arched Cutouts

### Utility

- Built-in Cabinetry with Sink
- Large Washer & Dryer area
- Room for Full Size Refrigerator and Drip Dry or Storage Area

### Master Retreat

- Private Master Suite with Crown Molding and Trayed Ceiling
- Large Windows with View
- Spacious Walk-in Closet
- Master Bath with Dual Sinks, Jetted Tub & Oversized Shower

### Secondary Bedrooms

- Two Bedrooms Downstairs, One is Guest Suite with Private Bath
- Three Bedrooms Upstairs, One with Private Bath, Two Share Jack-n-Jill with private Vanities
- Large Walk-in Closets
- One with Access to Walk-out Attic

### Outdoor Experience

- .62 Acre Lot with Stone Rock Wall Flower Beds, Shrubs and Trees
- Large Covered Porch with Remote Motorized Sun Screens on all Sides
- Foley Diving Pool with Diving Stone, Umbrella Holes, Water Bubblers and Spa with Waterfall
- Wrought Iron Fencing

### Recent Updates

- Roof Replaced 2015, Class 4 impact and Hail Resistant
- Tankless Hot Water System
- Pool Motor Replaced
- Interior Painting



**\$659,900**

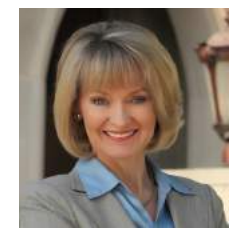
MLS:	13457718	Family Room:	19 x 17	Formal Dining:	16 x 12	Bedroom 3:	11 x 11
Year Built:	2002	Formal Living:	15 x 12	Kitchen:	17 x 11	Bedroom 4:	14 x 13/2
Square Ft.	4,928/Tax	Study:	14 x 12	Breakfast:	20 x 8	Bedroom 5:	13 x 12/2
Lot Size:	0.62 acre lot	Game Room:	19 x 16/2	Master:	20 x 19	Suite/BR 6:	15 x 12/2
Subdivision:	The Preserve	Media Room:	16 x 16/2	Suite/BR 2:	15 x 12	Separate Utility:	10 x 7
Schools:	McKinney ISD	Elementary:	Walker	Middle:	Faubion	High School:	McKinney Boyd

**6 Beds/4.1 Baths/2 Living/2 Dining/Study/Game/Media/Pool & Spa/3 Car Garage w/Porte-Cochere**

**kw**  
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 \*Schools subject to verification through McKinney ISD.