



**\$569,000**

- **Gated Community**
- **Corner Lot**
- **Granite & Hardwoods**
- **Arbor Covered Patio**
- **3 Car Tandem Garage**



**5901 River Highlands The Villas of Craig Ranch McKinney**

*Exquisite Custom Home with Classic Architecture, Rich Finishes, Extensive Landscaping Overlooking The Canal, Fountain & Walking Path in Gated Community!*

- European Style Stone & Brick Façade
- Court Yard Entry w/Water Feature
- Stunning Rotunda Foyer w/Chandelier
- Hand Scraped Hardwoods & Plantation Shutters throughout
- Arched Doorways, Rounded Corners & Vaulted Soaring Ceilings
- Study with 3 Large Elongated Windows
- Family Room with Flag Stone Gas Fireplace, Hearth, Cedar Mantle & Logs
- Elegant Formal Dining w/Tray Ceiling & Chandelier
- Rich Millwork, Double Crown Molding
- Skip Trowel Paint in Neutral Colors
- Custom Designer Window Treatments
- Gourmet Kitchen with Granite Counters & Island Breakfast Bar
- 7x7 Rounded Island with Pendant Lighting & Abundant Storage
- Diagonal Backsplash w/Tile Accents
- Antiqued Glazed Built-in Cabinetry
- Under Mount Lighting
- Stainless Steel Appliances
- 5 Burner Gas Cooktop
- Built-in Microwave & Convec Oven
- Generous Walk-in Pantry
- Charming Breakfast Area with Window Seat & Chic Lighting
- Mud Room w/Beadboard & Bench
- Separate Utility w/Built-in Cabinets
- Private Master with Vaulted Ceiling
- Triple Crown Molding
- Furniture Style Granite Vanities
- Granite & Tile Framed Garden Tub
- Framed Mirror & Linen Closet
- Large Custom Walk-in Closet
- Secondary Bedrooms with Private Full Baths & Large Closets
- One with Tray Ceiling

**Amazing Outdoor Experience**

- Cedar Arbor over Patio & Outdoor Kitchen with Granite & Stone
- Pond with Fountain Feature View
- Stone Pillars & Vibrant Flower Beds
- Wrought Iron Fence w/Mature Trees
- Walking Paths & Trails with views

**Description: 3 Bedrooms/ 4.1 Baths/ 2 Dining/ Living/ Study/ Game/ 3 Car Tandem Garage**

MLS: 13390085	Family Room: 15 x 19	Formal Dining: 15 x 14	Master: 14 x 17
Subdivision: Craig Ranch Estates	Study: 12 x 14	Kitchen: 19 x 13	Guest Suite: 11 x 14
Year Built: 2010	Game Room: 19 x 19/2	Breakfast: 11 x 10	Bedroom 3: 13 x 14
Sq. Feet: 3250/Tax	Lot Size: 0.175 acres	Utility: 8 x 6	Garage: Tandem 3 Car

Schools: Frisco ISD    Elementary School: Comstock    Middle School: Scroggins    High School: Independence



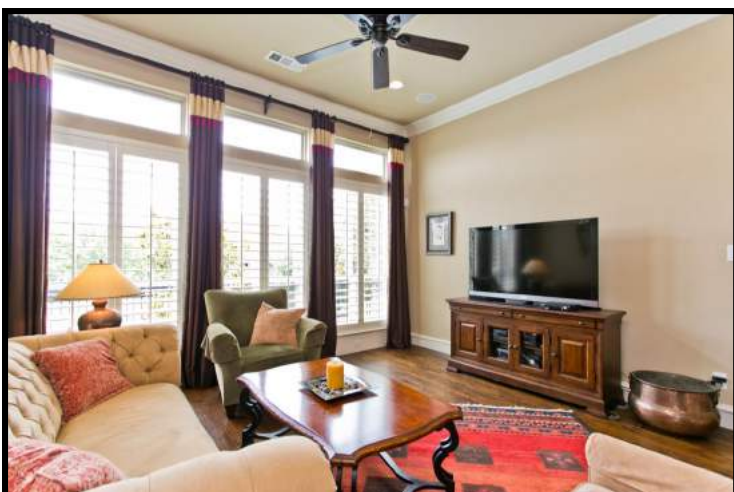
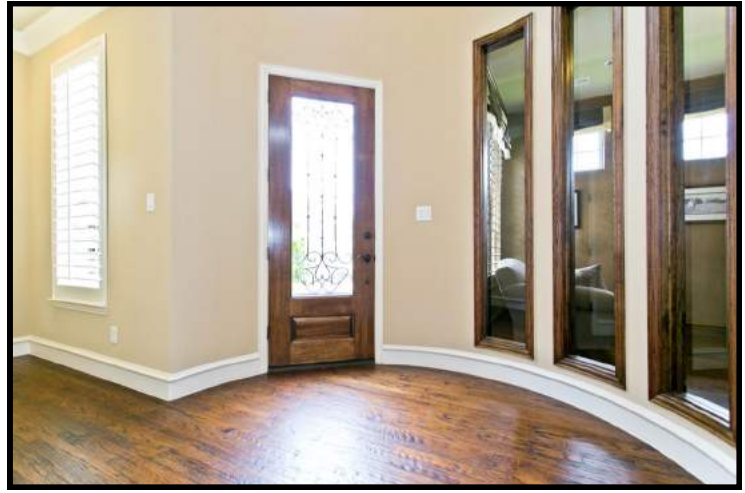
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\*Schools subject to verification through Frisco ISD. Client to confirm measurements.





**Craig Ranch Amenities  
5901 River Highlands**



**This established community offers amazing amenities including the TPC Craig Ranch private Golf Course and Cooper Fitness Center & Spa.**

**The open green spaces and small-town ambiance of Craig Ranch serves as a natural setting for outdoor concerts, water-inspired events, art fairs and exhibits. In addition are soccer fields, baseball fields, hike & bike trails. Minutes from HWY 121, shopping & entertainment are conveniently located.**