



\$369,000

- Granite/Hardwoods
- Stainless Steel Appliances
- Media/Study/Game Room
- Covered Patio/Large Yard
- Professionally Landscaped



6317 Valley View Drive

Ridgecrest

McKinney

***Absolutely Stunning Custom Home Loaded with Upgrades!
Covered Patio with Large Yard! Walking Distance to Ridgecrest Pool & Park.***

- Brick & Stone Façade
- Covered Porch with Wrought Iron
- Quaint Walk-up Beautiful Landscaping
- Soaring Foyer with Crown Molding
- Nailed Hand-Scraped Hardwoods in Foyer, Study, Dining & Family Rooms
- 6" Baseboard throughout first floor
- Formal Dining with Crown Molding
- Huge Open Family Room
- Stone Fireplace & Hearth with Custom Wood Mantle, Triple Crown Molding
- Study-French Doors, Crown Molding
- Wrought Iron Spindle Staircase
- Large Under-stair Storage
- Media Room up-Surround Sound wired
- Granite Kitchen w/Lrg Tile Floor
- Rich Cabinetry w/Glass Fronts
- Granite Island & Breakfast Bar
- Stainless Steel Appliances
- 4 Gas Burner Gas Cooktop
- 60/40 Stainless Steel Sink
- Under Mount Lighting
- Large Walk-in Pantry
- Designer Lighting
- Built-in Granite Butler Area
- Charming Breakfast Area
- Utility-Sink, Built-in Cabinets & Shelving with Room for Freezer
- Energy Star Certified, Radiant Barrier, 16 Seer Dual Speed A/C
- Master Suite with Bay Window
- Lavish Master Bath with Granite His & Hers Furniture Style Vanities, Large Walk-in, & Medicine Cabinet
- Deep Garden Tub, Separate Shower
- Split Secondary Bedrooms with Large Walk-in Closets
- Large Open Vaulted Game Room up
- Neutral Colors/Upgraded Carpet

Outdoor Experience

- Paver Patio with Clearview Door
- Patio stubbed for Natural Gas
- Large Yard-Room for Pool or Playset
- Oversized 2 Car Garage with Epoxy Floor, Shelving & Overhead Storage

Description: 4 Bedrooms/ 3.1 Baths/ Living/2 Dining/Study/Game/ Media/2 Garage

MLS: 13307682	Family Room: 18 x 15	Formal Dining: 12 x 10	Master: 19 x 13
Subdivision: Ridgecrest	Study: 11 x 11	Kitchen: 14 x 11	Bedroom 2: 15 x 11/2
Year Built: 2012	Media Room: 18 x 11/2	Breakfast: 12 x 9	Bedroom 3: 11 x 15/2
Sq. Feet: 3186/Tax	Game Room: 17 x 13/2	Utility: 10 x 6	Bedroom 4: 11 x 14/2
Lot Size: 0.14 acres	Loft area 9 x 8/2	Garage: 2 Car	
Schools: McKinney ISD	Elementary School: McClure	Middle School: DJ Cockrill	High School: McKinney North



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*Schools subject to verification through McKinney ISD. Client to verify measurements.

