

\$515,000

- Granite & Hardwoods
- Stainless Steel Appliances
- Media/Game Room up
- Outdoor WB Fireplace
- 3 Car Garage Split



Stonebridge Ranch

Absolutely Gorgeous Highland Custom situated in the Cascades of McKinney Enjoy the Relaxing Outdoors with Pergola Covered Patio & Fireplace!

 Walk-up a Soaring F Staircase Nailed Ha Foyer, Stu Study feat Crown Ma Formal D: Inviting F Flag Stom Hearth & Solid Core Plantation Neutral C 	tone Façade adorned with lush la oyer with Classic C with Wrought Iron and Scraped Hardw dy, Dining & Fam tures French Doors olding ining with Elegant amily Vaulted w/C e Fireplace with Ow Gas Logs e Doors on first lev Shutters throughor olors & High End C aral Arches & Nich	andscaping • Chandelier • Spindles oods in • ily Rooms , Triple • Chandelier • eiling Fan • versized • el ut • Carpet •	Granite Gourmet Kitchen Travertine Backsplash, Tile accents 8x4 Furniture Style Granite Island, Breakfast Bar & Pendant Lighting Rich Stained Built-in Cabinetry with Under Mount Lighting 20 x 20 Tile Flooring SS Built-in Microwave, 60/40 Sink SS Double Convection Ovens 5 Burner Gas Cooktop & Hood Walk-in Pantry with Deep Shelves Butler Pantry w/Granite Planning Desk & Built-ins w/Glass Fronts Charming Breakfast w/Chandelier Separate Utility with Built-in Sink, Cabinetry, Counter & Hanging rack			 Vanities, Large Walk-in Closet Walk-in Shower with Dual Heads Built-ins with Glass Fronts adjacent to Tile wrapped Jetted Tub Spacious 2nd Bedrooms w/Walk-ins Large Vaulted Game Room up Built-in Cabinets & Shelving Media Room Vaulted, Lantern Style Sconce Lighting, SS Wired Computer Loft wired w/Built-ins Pergola Covered Patio w/Ceiling Fan Stamped Concrete Patio WB Brick Fireplace & Hearth 	
Description: 4 Bedrooms/ 3.1 Baths/ 2 Dining/ Living/ Game/ Media/ Oversized Split 3 Car Garage							
MLS:	13427640	Family Room:	19 x 17	Formal Dining:	13 x 11	Master Suite:	20 x 18
Subdivision:	The Cascades	Study:	14 x 11	Kitchen:	16 x 11	Bedroom 2:	18 x 10/2
Year Built:	2010	Media Room:	12 x 11/2	Breakfast:	10 x 10	Bedroom 3:	12 x 18/2
Sq. Feet:	3736/Appraisal	Game Room:	20 x 17/2	Butler Pantry:	15 x 8	Bedroom 4:	14 x 11/2
Lot Size:	0.170 acres	Loft Area:	12 x 8/2	Garage: Split	3 Car	Utility:	10 x 8

Schools: Frisco ISD

Elementary School: Comstock

Middle School: Scoggins

High School: Independence

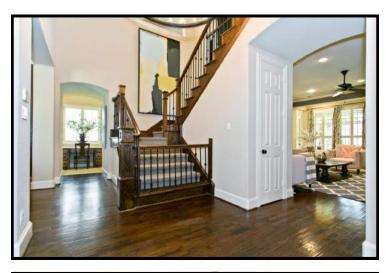




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The information contained herein is furnished by the owner to the best of his knowledge but is subject to verification by the purchaser, and agent assumes no responsibility for correctness thereof. The sale offering is made subject to errors, omissions, change of price prior sale or withdrawal without notice. In accordance with the Law, this property is offered without respect to race, creed, national origin, sex, familial status, or disability. *Schools subject to verification through Frisco ISD. Client to confirm measurements.

































8012 Brasstown Dr The Cascades

<u>Amenities & Updates</u>

- Plantation Shutters Throughout
- Decorative Architectural Cuts & Arches, Rounded Corners
- Nailed Down Hand Scraped Hardwood Flooring
- Solid Core Doors, Crown Molding & Extensive Millwork
- Butler Pantry with Granite, Built-in Cabinetry with Glass Fronts & Wine Rack
- Built-in Granite Planning Desk & Counter with Storage
- Granite Kitchen & Furniture Style Granite Island with seating
- Stainless Steel Appliances, Double Convection Ovens & 60/40 Sink
- Inviting Family Room with Large Windows offering view of Patio & Yard
- Surround Sound Speakers in Family Room & Patio
- Game Room with Built-in Cabinetry
- Loft Computer Workstations with Built-in Cabinets & Counter
- Media with Lantern Style Sconce Lighting
- Walk-out Attic accessible from Game Room
- Pergola Covered Patio with Ceiling Fan
- Patio with Stained Stamped Concrete
- Wood Burning Brick Fireplace & Hearth
- Professionally Landscaped
- 3 Car Garage Split with Room for Workbench & Freezer
- Energy Star Certified
- Double Pane Low E Windows
- Frisco ISD Schools

Gabe Nesbitt Amenities

- Future Home of McKinney PSA Aquatics Center
- 5 Baseball Fields lighted with grass infields & covered seating
- 5 Softball Fields lighted with covered seating
- PSA Arena
- Skate Park
- Tennis Complex
- Hike & Bike Trails and Jogging Track
- Concessions with Restrooms
- The John & Judy Gay Library

Stonebridge Ranch Amenities

- Sandy Beach Club
- Aquatic Pool
- Playgrounds
- Parks with Walking, Jogging & Bike Trails
- Tennis Courts
- HOA sponsored community events: Beach Club Parties, Holiday Celebrations, Fishing & More