



**\$469,500**

- Granite & Hardwoods
- Stainless Steel Appliances
- Media/Study/Game Room
- Covered Patio & Large Yard
- 3 Car Garage



**1012 Navajo Drive**

**Flagstone**

**McKinney**

***Absolutely Stunning Custom situated in the Flagstone Subdivision of Mallard Lakes  
Relax on the Covered Patio in the Professionally Landscaped Terraced Yard***

- Brick & Stone Façade
- Covered Porch w/Quaint Seating Area
- Soaring Foyer with Crown Molding, Sweeping Staircase Wrought Iron Spindles & Inlaid Carpet
- Tray-dome Ceiling with Chandelier
- Handscrapped Hardwoods w/6" BB in Foyer, Study, Dining & Family Rooms
- Study features French Doors, Crown Molding, Wainscoting & Arches
- Formal Dining used as Piano Room
- Large Family Room w/Vaulted ceiling
- Stone Fireplace & Large Hearth with Cedar Mantle & Gas Logs
- Neutral Colors & High End Carpet
- Architectural Arches & Niches
- Kitchen with Granite Countertops
- Tiled Backsplash on Diagonal with Decorative Mosaic Accents
- Granite Island & Breakfast Bar
- Pendant Lighting above Island
- Stainless Steel Appliances
- Double Convection Ovens
- 4 Burner Gas Cooktop
- Rich Stained built-in Cabinetry with Under Mount Lighting
- Large Walk-in Pantry
- Butler Pantry with Granite, Tile Backsplash & Rich Built-ins
- Charming Breakfast Area with Chandelier & Window Seats
- Separate Utility w/Sink & Built-ins
- Master Suite with Barrel Ceiling
- Large Bay Windows w/View of Yard
- Lavish Master Bath with His & Hers Vanities, Large Walk-in Closet
- Jetted tub, Shower & Frosted window
- Guest Bedroom down with full bath
- Vaulted Secondary Bedrooms up
- Large Vaulted Game Room up with Balcony Style Iron Spindles
- Stadium Styled Media Room up
- Vaulted Ceiling & Sconce lighting
- 7.1 Surround Sound Speaker System
- Large Landscaped Yard w/Covered Patio & Mulched Flower Beds
- Terraced Play area w/Iron Fence
- 3 Car Garage Split w/Cedar Doors

**Description: 6 Bedrooms/4.1 Baths/2 Dining/2 Living/Study/Game/ Media/3 Car Garage**

MLS: 13270881	Family Room: 20 x 16	Formal Dining: 13 x 12	Master: 18 x 14
Subdivision: Flagstone	Study: 12 x 11	Kitchen: 14 x 12	Guest Bedroom: 16 x 11
Year Built: 2014	Media Room: 19 x 13/2	Breakfast: 13 x 8	Bedroom 3: 12 x 12/2
Sq. Feet: 4372/Appraiser	Game Room: 16 x 14/2	Utility: 10 x 5	Bedroom 4: 14 x 12/2
Lot Size: 0.260 acres	Garage: 3 Car	Bedroom 6: 14 x 12/2	Bedroom 5: 12 x 12/2

Schools: McKinney ISD    Elementary School: Walker    Middle School: Faubion    High School: McKinney Boyd



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KELLERWILLIAMS.

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





