



**1101 Wedge Hill Rd**

**Meadow Ridge**

**\$329,000**

- **Corner Lot w/Circle Drive**
- **Wood Flooring & Granite**
- **Oversized 2 Car Garage**
- **Sparkling Pool & Pergola**



**Stonebridge Ranch**

***Custom Home with Pool—Tons of Windows offering Amazing Natural Light!  
Corner Lot in Sought After Stonebridge Ranch, Walk to Neighborhood Park!***

- Impressive Drive Up with Circle Drive on Corner Lot
- Brick Façade with Gorgeous Trees and Landscaping
- Covered Porch w/Intercom
- Stunning Glass and Wood Door into Hardwood Entry
- Formal Living & Dining Room has Picture Frame and Crown Molding, Walls of Windows
- Wet Bar with Folding Doors
- Large, Inviting Family Room has Cozy Brick Fireplace with Raised Hearth and Wood Mantle, Views of Backyard and Pool
- Neutral Colors Throughout
- Granite Kitchen with Island and Abundance of White Cabinet with Under Mount Lighting
- Under Mount Sink, Granite Backsplash and Stainless Steel Double Ovens and Dishwasher
- Breakfast Area has Crown Molding, Wall of Cabinets and Charming Light Fixture
- Utility Room has Cabinets
- Master Suite has Walls of Windows overlooks Pool & Yard
- Private Access to Backyard
- Master Bath has Vanity with His & Hers Sinks, Jetted Tub, Separate Shower and Large Walk in Closet
- Upstairs Game Room has Wood Flooring and Access to Deck
- 2 Secondary Bedrooms with Walk in Closets
- Full Bath has Tile Flooring
- Intercom System
- Oversized 2 Car Garage with Storm Safe Room

**Outdoor Oasis**

- Sparkling Natural Form Pool with Tanning Ledge and Wall with Mosaic Tile
- Pergola with Flagstone Patio
- Grassy Yard has Some Trees and Landscaping, BOB Fence
- Upper Level Deck

**3 Bedrooms / 2.5 Baths / 2 Living / 2 Dining / Game / Pool / 2 Car Garage Oversized**

MLS:	13721336	Family Room:	18 x 16	Kitchen:	13 x 9	Master Bedroom:	16 x 16
Year Built:	1988	Living Room:	14 x 12	Breakfast:	10 x 9	2nd Bedroom:	14 x 12/2
SF/Lot Size:	2,842	Dining Room:	14 x 12	Game Room:	15 x 15/2	3rd Bedroom:	13 x 12/2
Lot Size:	0.216 acres	Utility:	8 x 5	Storm Shelter:	In Garage	Attached Garage:	2 Car Oversized
Schools:	McKinney ISD	Glen Oaks Elementary		Dowell Middle		McKinney Boyd High	

\*Schools subject to verification through McKinney ISD

**Stonebridge Ranch: Sandy Beach Club, Aquatic Community Pool, Playgrounds & Parks, Tennis Courts, Scenic Lakes & Ponds, Parks with Walking, Jogging & Bike Trails, HOA sponsored community events, parties, holiday celebrations, fishing & more!**



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realty group

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