



\$365,000

- **Backs to Treed Greenbelt**
- **Screened Porch**
- **Hardwoods/Granite**
- **Recent Paint & Carpet**



1416 Tangle Ridge Drive

Ridgecrest

McKinney

Stunning Custom w/Beautiful Backyard View of Treed Greenbelt! Recent Carpet & Paint. Screened Porch, Plus Patio. Walking Distance to Ridgecrest Pool & Park.

- Brick Façade with Stone Accents
- Maturing Trees and Lush Landscaping, Rear Sod—5/2017
- Foyer with 12' Ceiling, Crown Molding & Hardwood Flooring
- Formal Dining is Vaulted with Bay Window, Chair Railing & Picture Frame Molding
- Family Room has Hardwood Floors, Crown Molding and Beautiful Arches
- Gas Log Fireplace with Mantle
- Private Study has French Doors, Hardwood Floors and View of Backyard
- Granite Kitchen with Hardwood Flooring and Stone Subway Tile Backsplash
- Large Granite Island with Breakfast Bar and Undermount Sink
- Stainless Steel Appliances
- Abundance of Rich Wood Grain Cabinetry & Pantry with Shelving
- Charming Breakfast Area
- Separate Utility Room has Tile Flooring, Built-in Cabinets and Room for Freezer
- 8' Doors, Paneless Windows and Rounded Corners
- Interior Paint and Carpet—5/2017
- Master Suite with Vaulted Ceiling & Wall of Windows with View of Yard
- Master Bath with Granite Vanity and His and Hers Sinks, Large WIC
- Jetted Tub, Chic Lighting & Separate Shower with Mosaic Tile Accents
- Two Secondary Bedrooms on Main Level, One with Built in Loft Bed
- Vaulted Game Room up with Ceiling Speakers and Fan
- Secondary Bedroom & Full Bath up
- Screened In Porch, 12 x 9
- Large Stamped Concrete Patio
- Wrought Iron Fence, Backs to Trees
- Wood Privacy Fence along Sides

Description: 4 Bedrooms / 3 Baths / Family / 2 Dining / Study / Game / 2 Garage

MLS: 13609722	Family Room: 18 x 18	Formal Dining: 13 x 10	Master: 17 x 14
Subdivision: Ridgecrest	Study: 11 x 10	Kitchen: 18 x 13	Bedroom 2: 11 x 10
Year Built: 2010	Game Room: 17 x 15/2	Breakfast: 18 x 7	Bedroom 3: 11 x 10
Sq. Feet: 2731/Tax	Lot Size: 0.15 acres	Utility: 8 x 6	Bedroom 4: 11 x 11/2
Schools: McKinney ISD	Elementary School: McClure	Middle School: DJ Cockrill	High School: McKinney North



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KELLERWILLIAMS.

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*Schools subject to verification through McKinney ISD.

