



**\$293,000**

- **Pool & Waterfall Spa**
- **Granite Kitchen**
- **Hardwoods**
- **Study**
- **Covered Patio**



**1501 Canyon Wren**

**Wren Creek**

**Stonebridge Ranch**

***Stunning One Story Darling Custom Built with Quality in Mind  
Boasts a Fabulous Pool & Waterfall Spa!***

- Quaint Drive up Appeal
- Welcoming Tile Foyer with Crown Molding & Chic Lights
- Formal Dining Room with Hardwoods -Easily Seats 8
- Family Room featuring Fire Place w/Gas Logs, Mantle & Entertainment Niche
- Study or Second Living with French Doors, Crown Molding & Ceiling Fans
- Neutral Colors, Recent Paint
- Wall of Windows with View of Covered Patio and Pool
- Granite Countertops
- Granite Breakfast Bar
- Tumbled Marble Backsplash with Mosaic Tile Accent
- 4 Burner Gas Cooktop
- Stainless Appliances & Sink
- Abundant Storage with Built-in Oak Stained Cabinetry
- Under Mount Lighting
- Pantry with Deep Shelving
- Charming Breakfast Area with Bay Windows overlooking Covered Patio and Pool
- Separate Utility with Built-ins
- Private Master Suite w/Lg Windows
- Double doors to Master Bath
- Master Bath features His & Hers Vanities, Corner Tub, Oversize Shower w Seating Custom Walk-in
- Spacious Secondary Bedrooms –Split
- 2 Additional Full Baths one J&J

**Outdoor Experience**

- Amazing Foley Custom Pool & Spa with Waterfall Feature
- Pebble Tec with Flagstone Border
- Recent Heater with Pentair Cleaner
- Covered Patio w/hanging shade & fan
- Radiant Barrier

**Description: 4 Bedrooms/ 3 Baths/ 1 Living/ 2 Dining/ Study/ 2 Car Garage**

**Stonebridge Ranch Amenities: Sandy Beach Club, Aquatic Pool, Parks with Jog/Bike Trails, Tennis, Lake/Pond, Playground**

MLS:	13112503	Family:	18 x 15	Kitchen:	17 x 10	Master:	16 x 13
Year Built:	2005	Formal Dining:	12 x 11	Breakfast:	10 x 9	Bedroom 2:	13 x 11
Subdivision:	Wren Creek	Study:	14 x 11	Utility:	8 x 5	Bedroom 3:	12 x 10
Sq. Feet	2479/Tax					Bedroom 4:	11 x 10

**Schools: McKinney ISD    Elementary: Willmeth    Middle: Dowell    High: McKinney Boyd**



*Jane Clark*  
reality group

**Direct: (214) 802-4680**  
Office: (972) 562-8883  
Email: [jlclark@kw.com](mailto:jlclark@kw.com)  
[www.JaneClarkRealty.com](http://www.JaneClarkRealty.com)



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 McKinney ISD.

