

\$439,000

- **Golf Course & Lake View**
- **Updated Kitchen with Marble & SS Appliances**
- **Hardwood Flooring**
- **Soaring Ceilings**



1603 Timber Edge Dr

Spring Hill

Stonebridge Ranch

Escape to this Exceptional Home on Stonebridge Ranch Golf Course

Gorgeous Updated Kitchen! Great Location, Close to Shopping!

- Brick Façade with Arched Porch
- Lush Landscaping & Mature Trees
- Soaring 19' Ceiling in Foyer with Crown Molding, Winding Staircase with Iron Spindles
- Private Study with French Doors, Bay Window, Ceiling Fan and Closet
- Formal Dining and Living Rooms have Hardwood Floors, View of Golf Course and Detailed Molding
- Stunning Two Story Family Room with Hardwood Floors, Wall of Windows offers Great Views of Golf Course and Lake
- See Through Fireplace with Gas Logs and Double Mantle
- Updated Kitchen has Abundance of Built-In Cabinetry with Soft Close Drawers, Calacatta Gold Honed Marble Counters, Pencil Tile Back Splash, Huge Island w/Breakfast Bar
- Stainless Steel Appliances include: 5 Burner Gas Cooktop with Wall Range Hood, Built In Microwave, Double Wall Ovens w/convection, Dishwasher and Wine Refrigerator
- Charming Breakfast Room with Door to Patio and Golf Course View
- Main Level Secondary Bedroom
- Full Bath has Tile Flooring
- Utility Room with Cabinets, Sink and Room for Extra Fridge/Freezer
- Master Suite with Large Windows and Golf Course View has Vaulted Ceiling with Fan
- Master Bath with Dual Sinks, Jetted Tub, Sep Shower & Walk in Closet
- Game Room Loft up w/Hardwood Floors, Tray Ceiling and Fan
- 2 Secondary Bedrooms up, w/Walk In Closets & Ceiling Fans share Jack & Jill Bath w/Private Vanities
- Additional Storage Room with Double Doors to 2 Car Garage
- Landscaped Backyard with Patio and Small Quaint Porch
- Roof, Gutters, Fence, Furnace/AC, Hardwoods, Electrical Outlets, 2017

Stonebridge Ranch: Sandy Beach Club & Aquatic Pool, Playgrounds, Parks, Tennis & Sports Courts, Walking & Bath Paths, Scenic Lakes and Ponds, HOA Sponsored Community Events and more...

Description: 4 Bedrooms / 3 Baths / 2 Dining / 2 Living / Study / Game Room / 2 Car Garage

MLS: 13826620	Family Room: 24 x 13	Kitchen: 15 x 14	Master Suite: 15 x 13/2
Subdivision: Spring Hill	Formal Dining: 15 x 11	Breakfast: 9 x 9	Bedroom 2: 13 x 10/1
Year/Lot Sz: 1997/0.160 acre	Formal Living: 15 x 10	Study: 18 x 11	Bedroom 3: 11 x 11/2
Square Feet: 3,183/appr	Extra Storage: 15x 9	Game Room: 16 x 10/2	Bedroom 4: 13x 9/2

Schools: McKinney ISD Elementary School: Wolford Middle School: Evans High School: McKinney Boyd

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



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