



1704 Singletree Court
Tanglewood Crossing
Stonebridge Ranch

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This Executive home is situated in the Tanglewood Crossing Subdivision of Stonebridge Ranch. One of the most Beautiful Cul-De-Sacs in McKinney!

This custom Darling home features impeccable architecture and attention to detail. Extensive landscape with beautiful blooming trees, make for an amazing drive up appeal.

The Pebblestone walk-up leads to a richly stained solid Mahogany door & quaint porch off the formal dining room.

The Foyer boasts soaring ceilings, hand-scraped hardwoods & sweeping staircase with wrought iron balusters.

Hand-textured walls, rounded corners, solid core doors and 6" baseboards enhance the richness of this amazing property.





Architectural arches and accents are featured throughout.

French Doors lead you into the Private Study with Plantation Shutters, vaulted ceiling, rich extensive molding and wainscoting. Scraped Hardwood Floors, Private full bath & Business Closet complete this home office

Elegant Formal Dining at its finest with chic lighting and extensive millwork. Double French Doors open to the beautifully landscaped front court yard.





Gourmets will delight in this beautifully appointed kitchen with Granite, Accented Tumble Marble Backsplash, Stainless Steel Appliances, Double Ovens-One Convection & Sub-zero built-in Refrigerator. Hand crafted Furniture Style Island & Raised Round Breakfast Bar. Pendant Lighting, Built-in Spice Rack. Charming Breakfast Area. Huge Walk-in Pantry. Butler Pantry has Granite, 42" Built-in Cabinet with Custom Crown Molding & Seeded Glass Fronts.





Formal Living with Extensive Millwork framing the Fireplace with Double Stacked Custom Mantle



Floor to Ceiling Paneless Windows with Elegant Window Treatments.



Family Room with Stacked Brick Fireplace, Hearth & Cedar Mantle. Entertainment Center & Surround Sound



Vaulted Ceiling & Hardwood Floors
Amazing view of covered patio, pool and yard!



Escape to the private owner's retreat with Bay windows, vaulted ceiling, crown molding & Plantation Shutters. The lavish master bath features oversized seamless glass shower with Rainfall head & body sprays, jetted tub, Granite His & Hers vanities & chic lighting. The amazing His & Hers custom walk-in closets complete this gorgeous master suite.





Upstairs offers a great “Entertainment Central”. Step up to the Study Alcove with built-in computer station and storage.

When its time to play the Game Room offers a built-in dart board, room for pool table and TV access to kick back and relax!



This generous media room is designed to take you right into a Theatre!

Custom platform seating, designer paints and built-in equipment storage with glass fronts are standard theater fare. Custom painted wall columns with sconce lighting and millwork add to the ambiance of the room.

The built-ins in the back are perfect for stocking goodies to be enjoyed during your favorite movie. The built-in microwave and refrigerator allow you to serve hot popcorn with cold drinks!



The Second story features a fabulous teen suite off the game room, spacious secondary bedrooms with J&J, private vanities and large walk-in closets. The private guest Suite located on the main floor boasts vaulted ceilings, Plantation shutters and a full bath.





Experience the outdoors and tranquility of this relaxing backyard.

The covered patio overlooks extensive landscaped back yard with Travertine Saltwater Pool with Leuders Granbury Stone Elevation & Waterfall Feature.

The Pebbletec Pool & Spa is accented by dual fountains and Tanning Area. Grilling is made easy with the stone based Grill & Refrigerator!

Distinguishing Features

Entry

- Brick and Stone Façade
- Extensive Landscape & Trees
- Arched Solid Mahogany Door
- Hand-scraped Hardwoods
- Sweeping Staircase w/Iron Balusters
- Hand-textured Walls/Rounded Corners
- Extensive Millwork and 6" Baseboards
- Solid Core Doors throughout
- Distinctive Architectural Arches and Accents throughout
- Neutral Colors, Designer Paints and Upgraded Carpets

Formal Living & Dining

- Elegant Formal Dining with Extensive Millwork and Chic Lighting
- French Doors to Courtyard in Front
- Formal Living with Upgraded Carpet
- Fireplace with Custom Double Stacked & Mantle, Gas Starter & Gas Logs
- Paneless Glass Windows with Custom Window Treatments offering amazing view of covered patio, pool & spa

Study

- French Doors open to Vaulted Private Study with Plantation Shutters and Custom Molding
- Hand-scraped Hardwoods Floors & Wainscoting
- Rich Custom Floor to Ceiling Built-in Cabinets with Desk & Shelving
- Large Walk-in Closet
- Private Full Bath

Kitchen & Breakfast Area

- Granite Counter Tops
- 16 x 16 Tile Flooring
- Custom Rich Oak Cabinetry with Under and Over Mount Lighting
- Tumbled Marble Back Splash with Decorative Accents
- Sub-zero Built-In Refrigerator
- Stainless Steel Appliances
- Double Ovens— One Convection
- Decor 4 Burner Gas Cooktop
- Large Walk-in Pantry & back Staircase
- Granite Round Breakfast Bar & Island
- Spacious Charming Breakfast Area
- Granite Butler Pantry with Built-ins and Seeded Glass Fronts

Family Room

- Inviting Vaulted Family Room with Lrg Paneless Windows offering great view
- Soaring Ceiling with Fan
- Woodburning Stacked Brick Fireplace with Hearth & Cedar Mantle
- Built-in Entertainment Center
- Skip Trowel Walls
- Surround Sound Wired with Speakers

Utility

- Built-in Cabinetry with large Sink
- Built-in Ironing Board
- Oversized Washer and Dryer area
- Built-in Cubbies in Garage with hooks
- Oversized 3 Car Garage with Separate Entry and room for a Refrigerator and a Freezer

Master Retreat

- Private Master Suite Vaulted with Crown Molding, Bay Windows & Plantation Shutters
- Lavish Master Bath features His & Her Granite Vanities & Ceiling Fans
- Antiqued Built-in Cabinetry
- Seamless Glass Shower & Jetted Tub
- Extensive Custom His & Hers Walk-in Closets with draws and shelving

Secondary Bedrooms

- Teen Suite off Game Room--Full Bath
- Spacious Secondary Bedrooms with Jack & Jill Bath with Custom Built-ins
- Spacious Guest Suite with Full Bath

Game Room & Theater

- Spacious Game Room with Built-in Dart Board has view or pool & yard
- Custom Platform Theater Seating with Sconce Lighting, Designer Paint, 110" Screen, Home Theater System and wired for Surround Sound
- Built-in Microwave & Refrigerator.
- Equipment Storage Closet Built-in with Glass Fronts

Pool & Spa

- Travertine Saltwater Pebbletec Pool & Spa w/Water features & Tanning deck
- Leuders Granbury Stone Elevation
- Covered Patio with Surround Sound
- Stone Kitchen w/Grill & Refrigerator
- Beautifully Landscaped



Outdoor Experience with
Resort Style Pool & Spa

Perfect for Entertaining!

- Large Covered Patio with Ceiling Fan
- Programmable Sound System & Pool Speakers
- Large Grass Yard and Fenced in Side Storage



\$680,000

MLS:	13225654	Formal Living:	21 x 13	Formal Dining:	12 x 14	Master:	21 x 14
Year Built:	2005	Family Room:	20 x 19	Kitchen:	13 x 23	Bedroom 2:	12 x 15
Square Ft.	4484/tax	Study:	14 x 12	Breakfast:	7 x 12	Bedroom 3:	16 x 12/2
Lot Size:	0.310 acres	Media Room:	18 x 15/2	Utility:	9 x 7	Bedroom 4:	11 x 12/2
Garage:	Oversized 3 Car	Game Room:	17 x 16/2	Computer Station:	15 x 5/2	Bedroom 5:	11 x 14/2
Schools:	McKinney ISD	Elementary:	Wolford	Middle:	Evans	High School:	McKinney Boyd

5 Beds/5.1 Baths/4 Living/2 Dining/Study/Pool & Spa/Oversized 3 Car Garage

kw
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