



\$330,000

- **Greenbelt & Creek Lot**
- **Walk to Park**
- **Paver Brick Open Patio**
- **Large Grass Yard**
- **Stainless Steel Appliances**

1904 Victoria Circle

Regents Park

Stonebridge Ranch

Charm & Warmth surround you in this Custom Darling One Story featuring Covered Patio, Paver Extension, Lush Treed Greenbelt & Creek with Golf Course View!

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| <ul style="list-style-type: none"> • Brick & Stone Façade • Quaint Front Porch for Reading & Relaxing • Foyer features Tray Ceiling • Formal Dining carpeted with Elegant Chandelier • Family Room with Large Windows & View of Greenbelt • Tiled Fire Place with Custom Wood Mantle & Gas Logs • Study with Double Doors, Solar Screens on all Windows • Alcove adjacent to Master with Built-in Planning Desk | <ul style="list-style-type: none"> • Large Open Island Kitchen • Decorative Countertops • Tile Backsplash • Rich Fluted Cabinetry • Ceramic Cooktop with Gas & Electric Hookups • Built-in Microwave & Built-in Oven Both are Convection • Walk-in Pantry w/Deep Shelving • Charming Breakfast Area • Separate Utility with Built-ins • Tankless Hot Water Heater • 5 Star, 17 Seer Recent HVAC with reciprocating compressor | <ul style="list-style-type: none"> • Private Master Suite w/Lrg Windows • Double doors to Master Bath • Master Bath features His & Hers Vanities, Separate Shower, Corner Tub & Large Custom Walk-in • Spacious Secondary Bedrooms –Split • Front BR works as Game/TV room <p>Outdoor Experience</p> <ul style="list-style-type: none"> • Covered Patio with Paver Brick Extension—Perfect for Entertaining! • Beautiful Landscaping with Vibrant Heavily Treed Greenbelt & Creek • Large Yard for Pool or Play set with Golf Course View |
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Description: 3 Bedrooms/ 3 Baths/ 1 Living/ 2 Dining/ Study/ Oversized 2 Car Garage

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

MLS:	13416955	Family:	19 x 17	Kitchen:	17 x 12	Master:	17 x 14
Year Built:	2001	Formal Dining:	13 x 11	Breakfast:	13 x 9	Bedroom 2:	12 x 16
Subdivision:	Regents Park	Study:	11 x 13	Alcove:	10 x 5	Bedroom 3:	11 x 11
Sq. Feet	2347/Tax	Lot Size:	0.170	Utility:	10 x 6	Garage:	Oversize 2 Car

Schools: McKinney ISD

Elementary: Wolford

Middle: Evans

High School: McKinney Boyd



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KELLERWILLIAMS.

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*Schools subject to verification through McKinney ISD.

