



**kw**  
KELLER WILLIAMS.  
REALTY

**\$595,000**

1913 Cypress Point  
Cypress Crossing  
Stonebridge Ranch

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### Entry

- Brick Façade with Stone Accents
- Professionally Landscaped Walk-up
- Enter through Mahogany Front Door
- Soaring Ceiling
- Hand Scraped Hardwood Floors
- Solid Core Doors & 6" Baseboards
- Elegant Chandelier
- Wrought Iron Spindle Staircase
- Distinctive Architectural Arches, Accents & Rounded Corners

### Formal Dining

- Elegant with Tray Ceiling, Crown Molding and Exquisite Lighting
- Plantation Shutters with Arch
- Hand Scraped Hardwood Floors

### Formal Living

- Hand Scraped Hardwood Floors
- Plantation Shutters
- Crown Molding & 6" Baseboards
- Soaring Ceiling with Large Windows
- Travertine Fireplace with Stacked Mantle

### Study

- French Doors to Private Study
- Hand Scraped Hardwoods Floors
- Bay Windows with Plantation Shutters
- Reverse Crown Molding

### Kitchen & Breakfast Area

- Seamless Granite Counter Tops
- Hand Scraped Hardwood Flooring
- 42" Antiqued Cabinetry
- Under Mount Lighting
- Stone Back Splash on Diagonal
- Granite 4 x 7 Island with Storage
- Raised Breakfast Bar
- Double Ovens-one Convection
- 4 Burner Gas Cooktop
- Stainless Steel Built-in Microwave
- Stainless Steel Dishwasher
- Walk-in Pantry with Deep Shelves
- Charming Breakfast Area with Wall of Windows overlooking Covered Patio, Pool, Spa & Water Features

### Family Room

- Large Inviting Family Room
- Hand Scraped Hardwood Floors
- Floor to Ceiling Windows
- Travertine Gas Fire Place with Custom Stacked Mantle, Wood burning or Gas Logs
- Built-in Entertainment Center & Shelving Unit

### Utility

- Built-in Cabinetry with Sink
- Glazed Tile Flooring
- Oversized Garage with Built-in Shelving & room for workbench

### Master Retreat

- Private Master Suite with Crown Molding & Solid Core Doors
- Large Bay Windows with view
- Extensive Custom Walk-in Closet
- Lavish Master Bath with Granite His & Hers Vanities & Designer Lighting
- Travertine Jet Tub & Seamless Glass Shower

### Secondary Bedrooms

- Spacious Secondary Bedrooms
- One with Access to Walk-out Attic
- Large Closets for Storage
- Private Guest Suite with recent Seamless Shower downstairs
- Plantation Shutters in all rooms
- Half bath down renovated with new fixtures & designer faucets

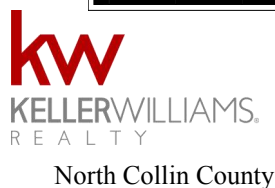
### Upstairs Game Room

- Large Open Game Room with Vaulted Ceiling & Fan
- Large Windows allowing natural light and view of pool & yard
- Access to Walk-out Floored Attic

### Energy Efficient

- Radiant Barrier
- 14 Seer AC, Gas Water Heaters
- Drip system irrigation for all backyard beds
- Recent Cedar Ceiling & Ceiling Fans in yard

MLS:	13399256	Formal Living:	13 x 13	Formal Dining:	13 x 11	Master:	20 x 15
Year Built:	2000	Family Room:	18 x 18	Kitchen:	16 x 11	Bedroom 2:	10 x 13
Square Ft.	4109/Tax	Study:	16 x 11	Breakfast:	10 x 12	Bedroom 3:	13 x 13/2
Lot Size:	0.320	Game Room:	18 x 16/2	Separate Utility:	10 x 7	Bedroom 4:	13 x 12/2
Subdivision:	Cypress Crossing	Garage:	3 Car			Bedroom 5:	12 x 14/2
Schools:	McKinney ISD	Elementary:	Wolford	Middle:	Evans	High School:	McKinney Boyd



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