$292,000

- **Outdoor Oasis**
- **Pool/Screened Patio**
- **Gourmet Kitchen**
- **Granite, Hardwoods**
- **Treed Corner Lot**

204 Peregrine Drive Falcon Creek Stonebridge Ranch

Backyard Oasis! Resort Style Pool & Large Screened in Patio on Corner Lot
Updated with Amazing Finish Outs & Architectural Accents!

- Quaint Flagstone Walk up
- Foyer w/Hardwood Flooring
- Arch Doorways & Windows Vaulted Ceilings
- Formal Dining Room w/ French Doors, Elaborate Millwork, Hardwood floors
- Study w/Pass-thur Brick FP, Custom Built-ins w/Twin desk
- Open Family Rm with Crown Molding, Hardwood Floors
- Brick FP, Custom Mantle, Gas Logs-Pass-thru to Study
- Wall of Windows with view of Screened-inPatio, Pool & yard
- Granite Counter & Huge Island
- Glass Tile Backsplash w/Accents
- Pendant Lights, Slate –like Floor
- SSAppls & Dbl Convection Ovens
- Stainless Steel Double Drain Sink
- Custom Maple Cabinetry with Abundance of Built-in Storage
- Under Mount Lighting
- Walk-in Pantry
- Granite Butler Pantry with Glass Rack and Wine Refrigerator
- Breakfast Area w/Bay Windows Built-in Table & Seating Bench
- Easy Access to Screened Patio, Pool, Deck and Huge Yard
- Fabulous Master w/FP, Built-in Glass Front Storage, Sliding Barn doors
- Granite Counter, Glass Tile Back-splash, Chic Lighting, Designer Sinks
- Split Sea Pebble Shower with seating
- Designer Paint & Half Wall Tiled
- Built-in Bench for Laundry storage
- Large Custom His & Hers Closets
- Spacious Secondary Bedrooms

Amazing Outside Experience

- 2013 Hayward Pool and Wood Deck
- Back Porch Screened In with Rolling Barn Doors, Tile Flooring
- 8 x 6 Storage building for Pool Equip
- Huge Solar Rolling Gate with remote

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

Description: 5 Bedrooms/ 3 Baths/ 2 Living/ 2 Dining/ Study/2 Car Oversized Garage/ Pool

MLS:	13188436	Formal Dining:	12 x 12	Kitchen:	17 x 22	Bedroom 2:	12 x 11/2
Year Built:	1996	Family Room:	15 x 18	Master:	12 x 16/2	Bedroom 3:	11 x 13/2
Subdivision:	Falcon Creek	Study:	10 x 12	Screened Patio:	26 x 13	Bedroom 4:	11 x 12/2
Square Ft:	2470/Tax	Lot:	.190 acres	Garage:	2 car	Bedroom 5:	11 x 12/2

Schools: McKinney ISD Elementary: CT Eddins Middle: Dowell High: McKinney Boyd

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kw KELLERWILLIAMS.

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.