



This Stunning Custom Home features Impeccable Architecture and Attention to Detail. Backyard Oasis with Sparkling Heated Pool Waterfalls, Covered Patio and Grassy Play Yard!

2108 Cotton Mill Dr is situated in the Cypress Crossing Village in the Stonebridge Ranch Planned Community.

Great Location! Walk to Elementary and Middle School and Neighborhood Park!



2108 Cotton Mill Dr  
Cypress Crossing-Stonebridge Ranch  
\$610,000

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### Entry

- Brick Façade with Arched Windows
- Professionally Landscaped Walk-up
- Enter thru Custom Iron & Glass Double Doors
- Soaring 18' Ceiling
- Hand Scraped Hardwood Floors
- Solid Core Doors & 6" Baseboards
- Triple Crown Molding
- Wrought Iron Spindle Wood Staircase
- Distinctive Architectural Arches, Accents & Niches

### Formal Dining

- Elegant Lighting & Crown Molding
- Plantation Shutters & Chair Railing
- Hand Scraped Hardwood Floors

### Study

- French Doors to Private Study
- Plantation Shutters & 14' Ceiling
- Hand Scraped Hardwoods Floors
- Custom Stained Wood Paneling
- Built In Bookshelves, Hidden Closet

### Family Room

- Hand Scraped Hardwood Floors
- Wall of Paneless Windows, Vaulted Ceiling
- Cast Stone Fireplace with Gas Logs & Gas Start
- Custom Built Ins & Wall Speakers

### Utility

- Cabinetry & Sink, Tile Flooring
- Tankless Water Heater
- Oversized 3 Car Garage, Side Entry

### Kitchen & Breakfast Area

- Seamless Cararra Marble
- Hand Scraped Hardwood Flooring
- Inset Cabinets & Sleek Subway Tile Back-splash
- Marble Island w/Pendant Lighting and Under Mount Sink
- 6 Burner Wolf Gas Range w/Griddle and Vent-a-Hood
- Built-in Kitchenaid Refrigerator
- Stainless Steel Double Ovens, Built-in Microwave Drawer, Dishwasher and Built-in Wine Cooler
- Walk-in Pantry with Deep Shelves
- Charming Breakfast Area with Wall of Windows overlooking Pool & Landscaped Yard
- Bulter's Pantry with Cabinets

### Master Retreat

- Private Master Suite is Vaulted with Hand Scraped Hardwood Floors & Crown Molding
- Large Bay Windows are Paneless with Plantation Shutters and View of Pool and Yard
- Large Walk-in Closet w/ Upper Rods
- Lavish Master Bath is Vaulted with His & Hers Vanities, Framed Mirrors, Marble Tile Flooring, Plantation Shutters & Chic Lighting
- Designer Free Standing Tub
- Oversize Seamless Glass Shower

### Main Level Guest Suite

- Vaulted with Plantation Shutters and Walk in Closet
- Full Bath, Custom Vanity & Framed Mirror

### Secondary Bedrooms

- Located Upstairs
- Spacious Secondary Bedrooms with Large Walk in Closets
- Jack-n-Jill with private Vanities
- Plantation Shutters in all rooms

### Game Room

- Large Open Game Room with Vaulted Ceiling & Fan
- Large Windows with Plantation Shutters allowing Natural Light and View of Pool & Yard
- Full Bath with Tub and Shower

### Media Room

- Vaulted with French Doors
- Plantation Shutters
- Currently furnished as Bedroom

### Outdoor Experience

- Sparkling Heated Pool with Three Waterfall Features
- Covered Porch with Vaulted Wood Ceiling
- Hardwired Patio Party Lights
- Stained Concrete Patio
- Large Grassy Yard
- Lush Landscaping and Trees
- Stained Board on Board Wood Privacy

## 4 Beds/4 Baths/Family/2 Dining/Study/Game/Media/Pool/Oversized 3 Car Garage

MLS:	13591432	Family Room:	21 x 16	Formal Dining:	14 x 11	Master:	20 x 14
Year Built:	2000	Study:	12 x 10	Kitchen:	13 x 13	Guest Suite:	13 x 11
Square Ft.	3,652/Tax	Separate Utility:	8 x 7	Breakfast:	13 x 9	Bedroom 3:	14 x 13/2
Lot Size:	0.290	Game Room:	23 x 15/2	Media:	14 x 13/2	Bedroom 4:	14 x 12/2
Subdivision:	Cypress Crossing					Garage:	3 Car
Schools:	McKinney ISD	Elementary:	Wolford	Middle:	Evans	High School:	McKinney Boyd

Stonebridge Ranch: Sandy Beach Club, Aquatic Community Pool, Playgrounds & Parks, Tennis Courts, Scenic Lakes & Ponds, Parks with Walking, Jogging & Bike Trails, HOA sponsored community events, parties, holiday celebrations, fishing & more!

\*Schools subject to verification through McKinney ISD

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