



**\$362,000**

- **Granite**
- **Private Study**
- **Game & Media Rooms**
- **Beautiful Landscaping**



**2308 Therrell Way**

**Hidden Creek**

**McKinney**

***Stunning Custom with Dramatic Architectural Details  
situated on a Beautiful Landscaped Lot with Large Grass Yard!***

- Quaint Pebble stone Walk up
- Lead Inlaid Front Door
- Formal Living & Dining with Wall of Windows offering abundant Natural Light
- Dramatic Architectural Cuts
- Open Family Room Features Tiled Fire Place with Custom Wood Mantle & Gas Logs
- Separate Built-in Computer Tech Desk on first level
- Private Study w/French doors
- Huge Game Room up
- Media Room up w/equip niche
- Neutral Colors and Carpets
- Granite Countertops
- Granite Island with Storage
- Raised Granite Breakfast Bar
- Tile Backsplash on diagonal
- 4 Burner Gas Cooktop
- Tiled Floor Kitchen highlighted with Custom Oak Cabinetry
- Under Mount Lighting
- Large Walk-in Pantry
- Breakfast Area with Large Windows and Gorgeous View
- Easy Access to Open Patio and Landscaped Yard
- Separate Utility with Built-in shelving & room for freezer.
- Fabulous Master w/Crown Molding 6" baseboards & Ceiling Fan
- Large Windows with 3 inch Blinds
- Master Bath with Dual Sinks, Chic Lighting & Medicine Cabinet
- Separate Tiled Shower with Seating and Garden Tub
- Master Walk-in Closet 10 x 14
- Spacious Secondaries up
- 4th BR is Suite w/Full Bath & Closet

**Updates**

- Neutral Paint
- 3 inch Blinds
- Solar Screens
- Front Door Refinished

**Hidden Creek: Greenbelts, Creek/Ponds, Olympic Pool, Roller/Hockey Rink, Outdoor Amphitheater, Hike/Bike Trails**

**Description: 4 Bedrooms/ 3 Full Baths/ 2 Living/ 2 Dining/ Game/ Media/ Oversized 2 Car Garage**

MLS: 13188391	Formal Living: 13 x 11	Formal Dining: 13 x 13	Master: 16 x 20
Subdivision: Hidden Creek	Family Room: 20 x 16	Kitchen: 13 x 16	Bedroom 2: 12 x 11/2
Year Built: 2003	Study: 11 x 15	Breakfast: 13 x 11	Bedroom 3: 12 x 11/2
Sq. Feet/Lot: 3923/tax/ .170 acres	Game Room: 21 x 18/2	Media Room: 17 x 20/2	Bedroom 4: 12 x 14/2
Schools: McKinney ISD	Elementary: Walker	Middle: Faubion	High: McKinney High



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\*Schools subject to verification through McKinney ISD.

