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KELLERWILLIAMS.  
REALTY

2604 Woodland Court  
Village of Eldorado  
\$588,000

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## Vintage Style Custom at its Finest!

### This Beautiful Custom with Wrap Around Porch Nestled Among the Trees On a .45 Acre Cul De Sac Lot Offers the Charm of Nostalgia!

- Classic American Wraparound Porch Nestled amongst Mature Trees & Brick Lined Walkway
  - Transom Entry with Classic Hardwoods flowing past Formal Dining into Family Room
  - Elegant Formal Dining with Crown Molding & Trim
  - Large Inviting Family Room
  - Antique Oak Fireplace with Mirrored Mantle and Tumbled Marble Frame with Gas Logs/Direct Vent
  - Media Room with Granite Wet Bar, Copper Sink, Home Theater System & Corner Built-ins
  - Game Room/Office w/Hardwoods, Custom Built-ins
  - Bonus Room Perfect for Entertaining
  - Sunroom with Wall to Wall Windows
  - Hardwood Stairs w/Stairwell Lighting
  - All Windows and Doors Casued with Wood Trim
  - Framed Solid Core Doors
- Kitchen**
- Granite Counter Tops, Custom Cabinetry, Antique Leaded Pulls and Under Mount Lighting
  - Classic Hardwoods throughout
  - Bead Board Back Splash
  - Granite Island & Breakfast Bar
  - 36" Gas Range w/30" Gas Oven & 5 Burner Electric Cooktop,
  - Two 30" Electric Ovens & Convection Microwave
  - McCray Antique Oak Ice Box/ Refrigerator
  - Kitchen Aid Compactor & Icemaker
  - Porcelain Double Sink w/Vegetable Rinse, Filtered Instant Hot/Tap Water Dispenser & Soap Dispenser
  - Butler Pantry with Granite & Glass Fronts Under Mount Lighting
  - **2nd Kitchen** with Double Sink, Disposal, Dishwasher, Compactor
  - Cut-out for Refrigerator & Freezer
  - Access to Front Porch
- Master Bedroom Hardwoods, Custom Window Treatments w/Pull Down Shade
  - Master Bath with Large Vanity, Dual Sinks, Built-ins with TV, Huge Double Shower with Multiple Body Sprays
  - Large Walk-in Closets
  - Private Exercise Room. Full Wall Mirror, Carpeted, Corner Built-ins
  - Secondary Bedrooms with Full Baths & Walk-in Closets, one w/Cedar Closet
  - All Bedroom & Bathroom Walls Insulated with Sound Proofing
  - Amazing 2 Story Walk Out Attic
  - Utility Built-ins, Sink & Planning Desk
  - Oversized Carpeted 3 Car Garage w/Built-in Upper Cabinets, 3 Insulated Overhead Doors and a 1/2 Bath
  - **4th Garage/Wrkshp:** Heat-A/C, 220 outlet Oversized Insulated Garage Door, Workbench w/Upper Cabinets & Under Mount Lighting, 700 sq ft Storage Space Above
  - Professional Landscaping and Lighting System in Front and Back Yard

MLS:	13101922	Family Room:	19 x 23	Formal Dining:	16 x 15	Master:	17 x 13
Square Ft:	4,482/Appr	Study:	9 x 23	Kitchen:	14 x 16	Bedroom 2:	16 x 10/2
Year Built:	1996	Bonus:	11 x 15	Breakfast:	11 x 11	Bedroom 3:	14 x 11/2
Garage:	31 x 25/3 Car	Game Room:	11 x 16/2	Kitchen 2	8 x 9	Exercise Room:	8 x 8
Garage/Workshop	21 x 21/4	Media Room:	15 x 23	Utility:	7 x 9	Sunroom:	12 x 12
Schools:	McKinney ISD	Elementary:	Valley Creek	Middle:	Faubion	High School:	McKinney High



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