



**\$235,000**

- **Hardwood Floors**
- **Vaulted Ceilings**
- **Multi-level Wood Deck**
- **Beautiful Landscaping**



**2803 Pheasant Run Drive**

**Pheasant Run**

**McKinney**

***Pristine Darling One Story filled with Charm, Architectural Accents and Abundance of Natural Light. Wood Deck & Large Yard-Perfect for Entertaining!***

- Brick Façade & Covered Porch
- Mature Trees & Landscaping
- Tile Entry with Chic Lighting
- Decorative Architectural Cuts
- Study works as Formal Living
- Formal Dining with Hardwoods, Crown Molding & Chandelier
- Inviting Family Room with Hardwood Floors & Ceiling Fan
- Entertainment Niche
- Tile Fireplace w/Raised Hearth Custom Mantle & Gas logs
- Wall of Windows offering abundance of natural light
- Island Kitchen with Raised Breakfast Bar
- Tiled Flooring
- Decorative Counters with Trim
- Tiled Backsplash with Accents
- Radiant Glass Cooktop
- Built-in Microwave & Oven
- Large Pantry with deep shelves
- Bay Windows in Charming Breakfast Area with view of deck and landscaped yard
- Separate Utility with Shelving
- Pull down attic access from Oversized Garage
- Fabulous Master with Bay Window sitting area & Ceiling Fan
- Master bath with Separate Shower & bench, Frosted Glass, Corner Tub
- Mirrored Doors to Walk-in Closet
- Spacious Secondary Bedrooms — Vaulted with Walk-in Closets
- Neutral Colors & Upgraded Carpet
- Custom Deck with Built-in Benches
- Deck Wired for Cable Access
- Beautifully Landscaped
- Walk to Greenbelt, trails & park

**Updates**

- Recent Paint

**Description: 3 Bedrooms/ 2 Baths/ 1 Living/ 2 Dining/ Formal Living or Study/ 2 Car Garage**

MLS:	13380478	Living/Study:	13 x 13	Formal Dining:	12 x 13	Master:	20 x 14
Sq. Feet/Lot:	2248/tax /0.150	Family Room:	19 x 18	Kitchen:	17 x 11	Bedroom 2:	14 x 10
Year built:	1995	Utility:	7 x 6	Breakfast:	10 x 11	Bedroom 3:	14 x 10

Schools: McKinney ISD    Elementary School: Walker    Middle School: Faubion    High School: McKinney Boyd



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\*Schools subject to verification through McKinney ISD.



