



\$409,000

- Granite/Hardwoods
- Stainless Steel Appliances
- Study, Game & Media
- Large Yard with Hot Tub
- 3 Car Garage



5617 Ridgepass Lane

Robinson Ridge

McKinney

***Absolutely Stunning Custom Home Loaded with Upgrades!
Covered Patio with Large Yard & Hot Tub Spa! Perfect for Relaxing or Entertaining!***

- Brick with Flag Stone Accents
- Arched Covered Porch
- Quaint Walk-up Beautiful Landscaping
- Soaring Foyer, Triple Crown Molding
- Wrought Iron Spindle Staircase
- Hand-Scraped Hardwoods in Foyer, Study, Dining, Kitchen & Family Rm
- Formal Dining with Elegant Chandelier
- Study-French Doors, Coffered Ceiling
- Open Family Rm w/Wall of Windows offering abundance of natural light
- Cast Stone Fireplace & Hearth with Hearth, Mantle & Gas Logs
- Decorative Arches, Rounded Corners
- Granite Kitchen w/Rich Cabinetry
- Tumbled Marble Backsplash
- Hand Scraped Hardwood Floors
- 4x8 Furniture Style Granite Island & Breakfast Bar
- Stainless Steel Appliances
- 4 Gas Burner Gas Cooktop
- Pendent & Under Mount Lighting
- Walk-in Pantry w/Deep Shelves
- Butler Pantry with Granite
- Charming Breakfast Area
- Separate Utility with Built-ins & room for refrigerator
- Large Under Stair Storage
- Master Suite with Tray Ceiling
- Lavish Master Bath with Granite His & Hers Furniture Style Vanities, Framed Mirrors & Large Walk-in
- Separate Shower & Chic Lighting
- Split Secondary BRs w/large WICs
- Large Open Vaulted Game Room up
- Vaulted Media with Sconce Lights & Platform Seating, SS wired
- **Outdoor Experience**
- Covered Patio with extension
- Large Hot Tub Spa with Steps
- Large Yard-Room for Pool or Playset
- Oversized 3 Car Garage Shelving

Description: 4 Bedrooms/ 3.1 Baths/ 2 Living/ 2 Dining/ Study/ Game/ 3 Car Garage

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|-----------------------------|-----------------------|------------------------|----------------------|
| MLS: 13390121 | Family Room: 15 x 18 | Formal Dining: 11 x 13 | Master: 16 x 13 |
| Subdivision: Robinson Ridge | Study: 17 x 11 | Kitchen: 16 x 13 | Bedroom 2: 11 x 12 |
| Year Built: 2014 | Game Room: 22 x 18/2 | Breakfast: 10 x 12 | Bedroom 3: 14 x 11/2 |
| Sq. Feet: 3534 /Bld Sq Ft | Media Room: 13 x 19/2 | Butler Pantry: 6 x 5 | Bedroom 4: 15 x 11/2 |
| | Garage: 2 Car | Utility: 7 x 6 | Bedroom 5: 14 x 11/2 |

Schools: Prosper ISD Elementary School: Baker Middle School: Rogers High School: Prosper High



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*Schools subject to verification through Prosper ISD. Client to verify measurements.

