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REALTY

5812 Heron Bay Lane
Estates at Craig Ranch
McKinney

Jane Clark
214-802-4680
jlclark@kw.com
www.JaneClarkRealty.com



This fabulous home is situated in the Gated Community of the Estates of Craig Ranch.

Enter this impressive Sheldon Robinson Custom through arched solid oak double doors. Foyer boasts soaring ceilings with richly stained crown molding, 6" baseboards, and Travertine Flooring

Architectural Arches and Accents are featured throughout.

French Doors lead you into the Study with vaulted cedar beams & Herringbone Hardwood floors. Custom Built-ins with Glass Fronts, amazing floor to ceiling stone Fireplace with cedar mantle & wood encased windows overlooking front courtyard.





Elegant Formal Dining at its finest with designer Lighting & extensive millwork comfortably seats 8.

The Hardwood Floors & Arched Wood Encased Windows enhance the richness of the exquisite property.

Double doors lead to the Butler Pantry featuring custom Antiqued built-in cabinetry with glass fronts, Granite counter & tumbled marble backsplash.

Travertine floors flow into Kitchen, Butler Pantry & Utility Room.





Majestic Stone Archway
Leads to this amazing family room with soaring Tray ceiling, triple crown molding, elegant lighting, hardwood floors, floor to ceiling beautiful stone gas fireplace with double stacked custom mantle & entertainment center. Double doors & wood framed windows extends the ambiance to the outdoor living area.

This stunning room is perfect for entertaining!



Gourmets will delight in the beautifully appointed kitchen with granite, tumbled marble backsplash, Travertine floors & large walk-in pantry. Stainless Steel Viking Appliances include built-in refrigerator & gas cooktop. Hand crafted cabinetry with large antiqued furniture styled breakfast bar island, copper sink, and fabulous chandelier. Breakfast area with granite, designer chandelier and is enhanced with stone archway.





Escape to the private owner's retreat with cedar beamed ceiling & rich wood encased windows offering view of yard, walking path & pond with Fountain water feature.

The lavish master bath features seamless glass open shower & jetted tub with hand-held sprayer, Granite His & Hers vanities, antiqued built-ins & solid core doors. The amazing His & Hers walk-in closets complete this gorgeous master suite.



Upstairs offers a great “entertainment central”. The expansive Game room has tray ceiling & fan, rich custom entertainment center & wet bar with built-in refrigerator. Media Room with Home Theater system completes this entertainer’s delight. Storage closet in media provides access to walk-out attic. Second Story also features a Guest Suite along with Spacious Secondary Bedroom with extensive millwork, large walk-in closets & full baths.





Experience the outdoors of this relaxing backyard oasis with tranquil view of the tree lined walking path & pond with fountain water feature. Enjoy grilling in the outdoor kitchen while watching your favorite show or sporting event. A perfect way to spend the weekend!



Distinguishing Features

Entry

- Stone Accents & Wrought Iron Fence
- Arched Solid Oak Double Door
- Soaring 22' Ceiling
- Travertine Walk-up & Foyer
- Wrought Iron Spindle Staircase
- Skip Trowel Walls throughout
- Extensive Millwork 6" Baseboards with Decorative Trim
- Distinctive Architectural Accents
- Solid Core Doors throughout
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Formal Dining

- Hardwood Floors & 6" Base Boards with Trim
- Crown Molding, Elegant Chandelier
- Comfortably Seats 8
- Wood encased windows with view of front court yard
- Butler Pantry with Granite, Built-ins with Glass Fronts, Travertine Floor & Tumbled Marble Back Splash

Study

- French Doors to Study
- Herringbone Hardwood Floors
- Vaulted Beamed Ceiling & Fan
- Floor to Ceiling Stone Fire Place w/ Custom Cedar Mantle & Gas Logs
- Floor to Ceiling Custom Built-ins with Glass Fronts
- Wood encased windows

Kitchen & Breakfast Area

- Granite Counters & Travertine Floor
- Custom Rich Antiqued Cabinetry with Under Mount Lighting
- Tumbled Marble Back Splash with Mosaic Patterned Accents
- Granite Furniture Styled Island with Double Copper Sink, Bronze Faucet
- Viking Stainless Steel Appliances
- Viking 6 Burner Gas Cooktop
- Built-in Viking Refrigerator
- Walk-in Pantry with Deep Shelves
- Breakfast Area with Pendant Light & Stone Archway to Family Room

Family Room

- Inviting 2 Story Family Room with Tray Ceiling & Triple Crown Molding
- Rich Hardwood Floors
- Floor to Ceiling Stone Fire Place with Hearth & Custom Cedar Mantle
- Built-in Entertainment Center
- Large Windows offer view of outdoor living area, private walking path & pond with Fountain water feature

Utility

- Travertine Floor
- Antiqued Built-in Cabinets
- Granite Counter, Tumbled Marble Backsplash & Stainless Steel Sink
- Room for Refrigerator/Freezer

Master Retreat

- Master Suite feature Vaulted Cedar Beams. Large Framed Windows with view of landscaped yard
- Lavish Master Bath with Granite His & Hers Vanities along with His & Hers Custom Walk-in Closets
- Tile wrapped Jet Tub, Seamless Glass Open Shower & Antiqued Built-in Cabinetry

Secondary Bedrooms

- Crown Molding, Arched Windows & Ceiling Fans with Large Walk-in Closets with Shelving
- Upgraded Neutral Carpet & Colors
- Guest Suite with Lavish Bath

Upstairs Game Room

- Tray Ceiling & Extensive Millwork
- Granite Counter with Copper Sink
- Rich Built-ins with Glass Fronts & Wine Refrigerator
- Built-in Entertainment Center with 36" TV & Sound System Wiring

Media Room

- Double Door Entry to Media Room
- Home Theater System with Wall Speakers and 110" Screen
- Media Storage Closet with access to carpeted walk-out attic



Craig Ranch Amenities

This established community offers an amazing amenities including the TPC Craig Ranch private Golf Course and Cooper Fitness Center & Spa.

The open green spaces and small-town ambiance of Craig Ranch serves as a natural setting for outdoor concerts, water-inspired events, art fairs and exhibits. In addition, soccer fields, baseball fields, and hike & bike trails. Shopping & Entertainment are conveniently located.

\$585,000

Energy Efficiency

- Upgraded SEER 17 AC Units
- Radiant Barrier Roof

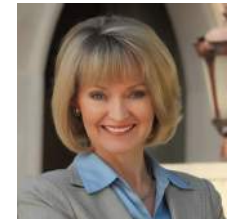
3 BEDROOM/3.1 BATH/2 LIVING/2 DINING/STUDY/MEDIA/OVERSIZED 2 CAR GARAGE

MLS:	13283826	Family Room	20 x 19	Formal Dining:	14 x 12	Master:	20 x 19
Year Built:	2008	Study:	11 x 16	Kitchen:	11 x 19	Bedroom 2:	12 x 16/2
Square Ft.	3762/tax	Game Room:	19 x 19/2	Breakfast:	8 x 19	Bedroom/Suite 3:	14 x 14/2
Lot Size:	0.126	Garage:	Oversize 2 car	Media:	19 x 14/2	Utility:	11 x 6
Schools:	Frisco ISD	Elementary:	Ogle	Middle:	Scroggins	High School:	Liberty

kw
KELLER WILLIAMS.
 REALTY
 North Collin County
 An Independent Member Broker

Jane Clark
 realty group

Office: (972) 562-8883
Direct: (214) 802-4680
Email: jlclark@kw.com
www.JaneClarkRealty.com



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