



6209 Mesquite Trail

Trails of 1827



McKinney

\$350,000

- **1 Acre Lot**
- **Granite Countertops**
- **Laminate Hardwoods**
- **Stainless Steel Appliances**
- **Melissa ISD**

Stunning Two Story Home on just over an Acre! Fresh paint, artful details & peaceful landscape! Outstanding Melissa ISD Schools!

- Brick Façade with Covered Front Porch & Landscaping
- Spacious Entry with 8-ft Wooden Front Door
- Study has Laminate Hardwoods, French Doors, 12-ft Ceiling & Wall of Windows
- Formal Dining with Decorative Chandelier & Arched Doorways
- Family Room is Vaulted with 18-ft Ceilings, Laminate Hardwoods & Window Seat looking out to Back Yard
- Main Level Powder Room, Framed Mirror & Pedestal Sink
- Kitchen with Abundance of Freshly Painted Cabinetry, Granite Counters, Large Island with Eat-at Bar & Walk in Pantry
- Stainless Steel Appliances Include: Electric Range, Built-In Microwave & Dishwasher
- Built-In Granite Topped Desk
- Vaulted Master Bedroom has Laminate Hardwoods & Window Seat
- Master Bath has Dual Sinks, Garden Tub, Separate Shower with Bench, Comfort-Height Vanity & Walk in Closet
- Upstairs has 2 Secondary Bedrooms & Full Bath with Dual Sinks
- Game Room Up has Tray Ceiling & Great Natural Light
- Main Level Utility Room with Shelving & Tile Floor
- Covered Back Patio, Great Place to Relax
- Large Grassy Back Yard
- 2 Car Garage, Extra Long Driveway
- Roof 2017

3 Bedrooms / 2.5 Baths / Living / Dining / Study / Game / 2 Car Garage

MLS:	14042253	Family Room:	17 x 19	Kitchen:	17 x 12	Master Suite:	13 x 16
Year:	2013	Formal Dining:	10 x 13	Game Room:	18 x 12/2	Bedroom 2:	10 x 12/2
Square Ft:	2,591/tax	Study:	9 x 10	Utility:	6 x 6	Bedroom 3:	10 x 9/2
Lot Size:	1.084/acres						

Melissa ISD: McKillop Elementary Melissa Intermediate Melissa High

*Schools subject to verification through Melissa ISD.



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