



\$499,900

- **Treed Cul-de-Sac Lot**
- **Granite & Hardwoods**
- **Plantation Shutters**
- **Radiant Barrier**
- **3 Car Garage**



7904 Royal Troon Ct Greenbriar Stonebridge Ranch

***Stunning American Classic with Wrap Around Porch Perfectly
Nestled with Canopy of Mature Trees & River Rock Dry Creek on .55 Acre Lot***

- Brick Façade with Wrap Around Porch
- Walk-up adorned with lush landscaping
- Transom Style Wood Door & Entry
- Soaring Foyer with Crown Molding & Accented Tile Flooring on Diagonal
- Elegant Formals with Hardwood Floors, Plantation Shutters & Chandeliers
- Extensive Millwork & Crown Molding
- Inviting Family Rm Vaulted with Large Windows & Plantation Shutters
- Offering amazing view & natural light
- Fireplace with Custom 2 story Mantle & Marble Framing, Gas Logs & Gas Start
- Built-in Entertainment Niche
- Family Room wired for Surround Sound
- Architectural Arches & Niches
- Gourmet Kitchen w/Tile Flooring
- Silestone Quartz Countertops
- Tile Backsplash on Diagonal
- Rich Stained Built-in Cabinetry with Under Mount Lighting
- 5x6 Island, Breakfast Bar with 4 Burner Gas Cooktop
- SS Bosch low noise Dishwasher
- JennAir Oven & GE Advantium Microwave/Halogen Oven
- Walk-in Pantry with Deep Shelves
- Butler Pantry w/Built-in Cabinetry & Silestone Quartz Counter
- Breakfast Room with Access to Wrap Around Porch
- Utility w/Built-ins & Hanging rack
- Private Master Suite w/Bay Windows
- Vaulted Ceiling with Crown Molding
- Large His & Hers Walk-in Closets
- Attic Access from Walk-in Closet
- Master Bath w/Medicine Cabinet, Linen Closet, Sep Shower, Jet Tub
- Secondary Bedrooms with Vaulted Ceilings & Large Walk-in Closets
- Jack & Jill with Private Vanities
- Private Guest Suite with Full Bath
- Versatile Secondary works as Study
- Large Vaulted Game Room up
- Covered Brick Patio with Ceiling Fan
- 62 Trees of Many Varieties Shade the Property with Decorative Bridge over the River Rock Dry Creek.

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

MLS: 13436926	Formal Living: 12 x 14	Formal Dining: 15 x 13	Master Suite: 26 x 17
Subdivision: Greenbriar	Family Room: 17 x 21	Kitchen: 17 x 17	Bedroom 2: 12 x 14/2
Year Built: 2001	Game Room: 18 x 16/2	Breakfast: 11 x 10	Bedroom 3: 21 x 12/2
Square Feet: 3705	Lot Size: 0.550 acres	Separate Utility: 6 x 5	Guest Ste/BR 4: 14 x 14/2

Schools: McKinney ISD Elementary School: Bennett Middle School: Dowell High School: McKinney Boyd



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The information contained herein is furnished by the owner to the best of his knowledge but is subject to verification by the purchaser, and agent assumes no responsibility for correctness thereof. The sale offering is made subject to errors, omissions, change of price prior sale or withdrawal without notice. In accordance with the Law, this property is offered without respect to race, creed, national origin, sex, familial status, or disability.

*Schools subject to verification through McKinney ISD. Client to confirm measurements.





7904 Royal Troon Court Greenbriar Subdivision of Stonebridge Ranch

Stonebridge Ranch Amenities

- Sandy Beach Club
- Aquatic Community Pool
- Playgrounds & Parks
- Tennis Courts
- Scenic Lakes & Ponds
- Parks with Walking, Jogging & Bike Trails
- HOA sponsored community events: Beach Club Parties, Holiday Celebrations, Fishing & More!



Stonebridge Ranch Beach Club

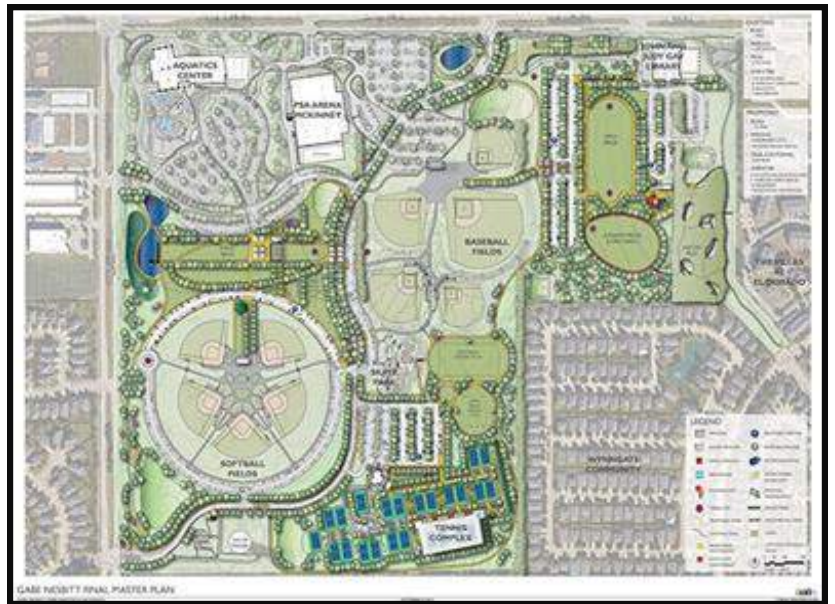
Stonebridge Ranch Beach Club

- Resort Style Sandy Beach Club & Swim Lagoon
- Shady Cabanas
- Picnic Areas
- Access to Lake & Paddle Boats

Gabe Nesbit Community Park & Athletic Complexes

Gabe Nesbitt Park Amenities

- Future Home of McKinney PSA Apex Center (Aquatic Park)
- 5 Baseball Fields lighted with grass infields & covered seating
- 5 Softball Fields lighted with covered seating
- PSA Arena
- Skate Park
- Tennis Complex
- Hike & Bike Trails and Jogging Track
- Concessions with Restrooms
- The John & Judy Gay Library



Gabe Nesbit Community Park and & Athletic Complexes

Stonebridge Ranch & McKinney Community