



**\$275,000**

- **Hardwood Floors**
- **Granite Kitchen**
- **Huge Backyard**
- **Craig Ranch Amenities**



**8312 Hitching Trail      Craig Ranch North      McKinney**

*Charm and Warmth are the Impressions felt throughout this DR Horton Home Close to Schools, Restaurants, Shopping and Entertainment!*

- Quaint walk-up
- Foyer with Soaring Ceilings
- Hardwood floors flow into Formal Dining & Family rooms
- Formal Dining with Decorative Crown/Picture Frame Molding
- Inviting Family Room with Tiled Fireplace Decorative Wood Mantle & Gas Starter
- Wrought Iron Staircase
- Vaulted Game Room up
- Custom Window Treatments and Rods
- Granite Counters & Breakfast Bar
- Subway Tile Backsplash with Decorative Mosaic Accented Design
- 4 Burner Gas Cooktop
- Recent Stainless Steel Dishwasher
- Built-in Microwave
- Rich Cabinetry with Recent Stain
- Under Mount Lighting
- Charming Breakfast Area
- Pantry with Deep Shelving
- Separate Utility w/built-ins cabinet and hanging rack
- Additional Under-stair Storage area
- Master Suite with Hardwoods
- Vaulted Ceiling with Oversized Fan
- Master Bath features Dual Sinks, Separate Shower, Garden Tub and Large Custom Walk-in Closet
- Secondary Bedrooms vaulted w/fans, and large walk-in closets
- One with Bead Board Wainscoting

**Updates**

- Roof & Fence w/Custom 8' Door 2015
- Granite Kitchen 2014
- Hardwood Floors 2014
- 2 Lenox AC Units 2012

**Description: 3 Bedrooms/ 2.1 Baths/ 1 Living/ 2 Dining/ Game Room/ 2 Car Garage**

**Craig Ranch Amenities: Community Pool/Parks/Playgrounds/Old Fashion Trolley/Community Events throughout the year**

MLS:	13395743	Family:	14 x 13	Kitchen:	11 x 9	Master:	16 x 13
Year Built:	2006	Formal Dining:	12 x 12	Breakfast:	9 x 7	Bedroom 2:	13 x 10/2
Subdivision:	Craig Ranch	Game:	22 x 14/2	Utility:	10 x 6	Bedroom 3:	12 x 12/2
Sq. Feet	2318/Tax	Lot Size:	0.15 Acres				

**Schools: Frisco ISD      Elementary School: Ogle      Middle School: Scoggins      High School: Independence**



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\*Schools subject to verification through Frisco ISD.

