



- \$210,000**
- **New Roof**
 - **Recent Interior Paint**
 - **New Carpet**
 - **Walking Distance to School**



9948 George Washington Eagles Nest at Westridge McKinney

*Charm and warmth describe the setting for this cozy one story home!
Enjoy the fresh paint, new carpets & large yard!*

- Brick Façade with Charming Walk-up
- Covered porch with quaint sitting area
- Recently painted front door
- Formal Dining with Decorative Chandelier
- Bright Large Kitchen with Natural Oak Stained Cabinets & Built-in Appliances
- Decorative Counters and Breakfast Bar
- Charming Breakfast Area
- Open Family Room with Tiled Fireplace, Wood Mantle & Gas Logs
- Neutral Colors & Carpets
- Easy Access to Open Patio and Yard
- Separate Master with Large Walk-in Closets
- Master Bath with Oversized Tub & Shower
- New Shower Door in Master and new Faucets in both bathrooms
- Spacious Secondary Bedrooms with Walk-in Closets and Ceiling Fans
- Versatile second living works well as Study
- Separate Utility Room tiled with shelving
- Large Backyard with Room for Playset & Pool Perfect for Entertaining!
- Paver Patio & Small Wood Garden Boxes
- 2 Car Garage with workbench & shelving

Frisco ISD : Elementary School: Sonntag Middle School: Roach High School: Heritage

Description: 3 Bedrooms / 2 Baths / 2 Living / 2 Dining / 2 Car Garage

MLS:	13248333	Family Room:	13 x 16	Kitchen:	12 x 10	Master Bedroom:	13 x 16
Acres:	0.140	Formal Dining:	12 x 15	Breakfast:	5 x 7	2nd Bedroom:	12 x 11
Square Feet:	1848/Tax	Study/Living:	10 x 15	Utility:	7 x 6	3rd Bedroom:	12 x 11
Subdivision:	Eagles Nest	Year Built:	2004	Garage:	2 Car		



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

