



\$322,000

- **Stainless Steel Appliances**
- **Tankless Water Heater**
- **Sprinkler System**
- **12x33 Sun Room**
- **Storage Shed**



945 Overland Drive

Settlers Creek

McKinney

Country Living at it's Finest! Sprawling 1 Acre Property with Sprinkler System, Mature Trees and Storage Shed! Freshly Painted Interior!

- Brick Façade with Cozy Front Porch
- Walk-up Adorned with Mature Trees
- Entry has Tile Floor and Arched Doorways
- Formal Dining with Tile Floors and Chandelier
- Spacious Family Room Opens to Kitchen with Wood-Like Floors, Ceiling Fan and Windows to Sun Room
- Master Bedroom has Wood-Like Floors and Large Walk-In Closet
- Master Bath offers Dual Sinks, Linen Closet and Large Tile Shower
- Kitchen offers Custom Cabinetry with Roll Out Shelves, Raised Breakfast Bar, Stainless Steel Whirlpool Appliances and Corian Countertops
- Charming Breakfast Area with Window Seat and Backyard Views
- 4 Secondary Bedrooms share 2 Full Baths on other side of House
- California Closets in ALL Bedrooms
- Utility Room with Built-In Cabinets
- 2 Car Garage with Cabinet, Shelving and Door to Exterior
- 12 x 33 Sun Room has Skylights, Ceiling Fans, Built-In Cabinets, Counter Space and Room for Fridge.
- Sprawling Grassy Backyard with Wood Ranch Style Fence
- Storage Shed
- Remodeled Kitchen 2013
- Remodeled Master Shower 2014
- Upgraded Sprinkler System 2017
- Range/Microwave 2017
- Roof 2018
- Toilets—All Bathrooms 2018
- Dishwasher 2019
- Full Interior Paint 2019

5 Bedrooms / 3 Baths / Living / 2 Dining / Sun Room / 2 Car Garage

MLS:	14146475	Family Room:	21 x 19	Kitchen:	11 x 14	Master Suite:	12 x 19
Year:	2001	Formal Dining:	12 x 10	Breakfast:	10 x 8	Bedroom 2:	11 x 10
Square Ft:	2,418/tax	Sun Room:	12 x 33	Utility:	5 x 7	Bedroom 3:	10 x 11
Lot Size:	1.00/acre			Bedroom 5:	12 x 11	Bedroom 4:	10 x 10
Princeton ISD:	Harper Elementary		Huddleston Intermediate		Clark Jr High		Princeton High

*Schools subject to verification through Princeton ISD.



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