



\$635,000

- **Granite Countertops**
- **Cul-de-sac Lot**
- **Outdoor Kitchen**
- **Backyard Oasis**
- **3 Car Garage**



901 Niblick Court

Hickory Hill

Stonebridge Ranch

Gorgeous Stonebridge Ranch Home on Quiet Cul-de-sac featuring Backyard Oasis with Outdoor Kitchen and Sparkling Swimming Pool!

- Brick Façade with Covered Front Porch, Lush Landscaping and Mature Trees
- Soaring 19-ft Foyer with Hardwood Floor and 8-ft Front Door
- Private Distinguished Study with French Doors, Double Crown and Picture Molding and Ensuite Bathroom
- Formal Dining has Plantation Shutters, Double Crown Molding and Chandelier
- Main Level Full Bath with Furniture Style, Granite Topped Vanity and Stand-Up Shower
- Utility Room offers Built-In Cabinetry and Sink
- Hot Water Heaters—2016
- Inviting Family Room with Floor to Ceiling Windows, 19-ft Ceiling, Built-In Cabinetry and Gas Log Fireplace
- Open Floorplan is Perfect for Entertaining
- Gourmet Kitchen has Abundance of Built In Cabinetry, Granite Counters, Tile Backsplash, Under Mount Lights, Hardwood Floors and Brass Sink
- Stainless Steel Appliances include: Jenn Air 4-Burner Cooktop, Built-In Microwave and Oven
- Charming Breakfast Room with Hardwood Floors, Chandelier and door to Back Patio
- Private Master Suite offers Bay Window, Sound System Speakers and Spa-Like Bath with Granite Countertops and Plantation Shutters
- 3 Secondary Bedrooms Upstairs
- 2 Full Bathrooms for Family and Guests
- Game Room features Built-In Cabinetry and Desk, Overlooks Family Room
- Media Room with Built-In Speakers and Storage Closet
- Sparkling Swimming Pool with Extended Stamped Concrete Patio and Gazebo Covered Outdoor Kitchen with Gas Grill, Fridge and Flagstone Seating Area
- 3 Car Garage and Swing Driveway

4 Bedrooms / 4 Baths / 2 Dining / Living / Study / Game Room / Media / 3 Car Garage

MLS:	14627596	Family Room:	15 x 17	Formal Dining:	17 x 10	Master Suite:	12 x 16
Subdivision:	Hickory Hill	Kitchen:	11 x 12	Breakfast:	12 x 10	Bedroom 2:	18 x 12/2
Year/Lot Sz:	2003/0.18acre	Study:	13 x 11	Game Room:	15 x 17/2	Bedroom 3:	10 x 12/2
Square Feet:	3,429tax			Media Room:	15 x 14/2	Bedroom 4:	11 x 10/2
	McKinney ISD:		Eddins Elementary		Dowell Middle		McKinney Boyd High

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



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901 Niblick Court Hickory Hill Village of Stonebridge Ranch

Stonebridge Ranch Amenities

- Sandy Beach Club
- Aquatic Community Pool
- Playgrounds & Parks
- Tennis & Sports 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

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



Gabe Nesbitt Community Park & Athletic Complexes

- McKinney PSA Sports Complex
- Apex Center, Fitness Center & Aquatic Park
- 5 Baseball Fields lighted with grass infields & covered seating
- 5 Softball Fields lighted with covered seating
- Skate Park
- Tennis Complex
- Hike & Bike Trails and Jogging Track
- Concessions with Restrooms
- The John & Judy Gay Library

