



\$210,000

- Cedar Beamed Ceiling
- Water Filtered-one with Reverse Osmosis in Kitchen
- Sprawling Back ard
- Storage Bldg w/Bonus Room

1307 West Street

McKinney

Charm & Warmth enhance this retro styled property on huge lot nestled among mature trees near McKinney's Historical District

- Brick Facade
- Walk up to covered front porch with quaint sitting area
- Lrg front yard w/mature trees
- Unique floor plan
- Huge Paneled Family Room
- Cedar Beamed Ceiling & Fan
- Wood like Flooring in Family Room & Sunroom
- Finished Sunroom with Crown Molding & Ceiling Fan
- Large Windows offering abundance of natural light
- Access to deck, patio & yard
- Chic Retro Light Fixtures
- Open Kitchen w/Decorative Countertops & Breakfast Bar
- Paneled Walls
- Dark Rich Cabinetry with Built in Cubbies above
- Retro Tin Backsplash Accent
- Double SS Sink with Reverse Osmosis Water Filter
- 5 Burner Gas Range
- Breakfast leads to oversized separate pantry/utility room
- Enter through wood & glass door
- Built in Shelving
- Under Stair Storage
- All Water Filtered throughout
- Master BR w/Tiffany Style Fixture
- Master Bath Tiled w/Framed Mirror
- Versatile Secondary Bedrooms with Double Walk in Closets
- Two Share Ornate Paneled Wall
- Full Baths w/Tile & Textured Paint
- 12 x 6 Walk in Closet up with an additional 16 x 14 storage area
- Storm Doors on all entries
- **Outside Experience**
- Beam covered raised wood deck & concrete patio with side entrance
- Ample room for Pool & Playset!
- Storage Building w/finished 12x13 bonus room in back with electricity.

Description: 4 Bedrooms/ 3 Baths/ 2 Living/ Dining/ Oversized Multi purpose Storage Building

MLS: 13387029	Family Room: 19 x 26	Kitchen: 17 x 11	Master: 14 x 13
Square Feet: 2852/Tax	Sun Room: 15 x 14	Breakfast: 14 x 11	Bedroom 2: 11 x 15/2
Lot Size: 0.282 acres	Storage Closet: 16 x 14/2	Utility/Pantry: 10 x 10	Bedroom 3: 11 x 15/2
Year Built: 1981	Storage Building: 2 Rooms	Finished Room: 12 x 13	Bedroom 4: 19 x 12/2
Schools: McKinney ISD	Elementary: Cauldwell	Middle: Faubion	High: McKinney Boyd



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*Schools subject to verification through McKinney ISD.

