



kw
KELLERWILLIAMS.
REALTY

\$715,000

1404 Haverford Way
LaCima Manor
Stonebridge Ranch

Jane Clark
214-802-4680
jlclark@kw.com
www.JaneClarkHomes.com

Entry

- Brick Faade with Stone Accents
- Solid Oak Door with Glass Panes
- Decorative Window w/Plantation Shutters
- Soaring Ceiling with Chic Lighting
- Hand Scraped Oak Hardwood Floors
- Wrought Iron Spindle Staircase
- Skip Trowel Walls throughout
- Extensive Millwork, 6" Base Boards
- Distinct Architectural Arches & Accents

Formal Dining

- Elegant with Vaulted Ceiling, Crown Molding and Exquisite Lighting
- Plantation Shutters
- Hand Scraped Oak Hardwood Floors
- Butler Pantry with Granite, Glass Fronts & Natural Stacked Stone Backsplash

Formal Living

- Hand Scraped Oak Hardwood Floors
- Plantation Shutters
- Crown Molding & 6" Baseboards
- Soaring Ceiling with Large Windows

Study

- French Doors to Private Study with Coffered Ceilings, Plantation Shutters
- Floor to Ceiling Custom Built-ins
- Hand Scraped Oak Hardwoods Floors

Kitchen & Breakfast Area

- Granite Counter Tops
- Hand Scraped Oak Hardwood Flooring
- Hand Crafted Cabinetry
- Under Mount Lighting
- Stacked Natural Stone Back Splash
- Granite Furniture Style Island with Double Stainless Steel Sink, Shelves & Storage
- Viking Double Convection Ovens
- Viking 5 Burner Gas Cooktop
- Viking Stainless Steel Built-in Microwave
- Stainless Steel Dishwasher
- Walk-in Pantry with Deep Shelves
- Charming Breakfast Area with Wall of Windows overlooking Covered Patio, Pool, Spa, Water Features & Greenbelt

Family Room

- Large Inviting Family Room with High-end Neutral Carpet
- Wall of Windows with view of Pool
- Natural Stone & Brick Fire Place with Hearth and Custom Cedar Mantle
- Gas Starter & Gas Logs
- Built-in Entertainment Center w/SS Speakers

Utility

- Built-in Cabinetry with Sink & Slate Flooring
- Room for Refrigerator; Access to Driveway
- Granite Chip Flr Coating in Garage w/Blt-ins

Master Retreat

- Private Master Suite with Crown Molding, Solid Core Doors & High-end Carpet
- Large Bay Windows with view
- Large Custom Walk-in Closet
- Lavish Master Bath with Granite Counters & Designer Lighting & Travertine Floor
- Jetted Tub & Oversized Shower

Secondary Bedrooms

- Two Suites with Private Bath
- One Bedroom w/Shared Bathroom
- Large Walk-in Closets
- Access to Additionaal Lrg Floored Attic

Media Room

- Double Door Entry
- Vaulted Ceiling & Decorative Sconce Lighting
- 110 inch Flat Screen
- Surround Sound Speakers
- High-end Carpet

Upstairs Game Room

- Spacious Step-up with High-end Carpet
- Vaulted Ceiling
- Snack Bar with Built-ins & Refrigerator
- Access to Floored Walk-Out Attic
- Large Windows with view of Pool & Spa

Energy Efficient

- Radiant Barrier, Programmable Thermostat
- Gas Water Heaters

MLS:	13390126	Formal Living:	15 x 13	Formal Dining:	11 x 14	Master:	21 x 14
Year Built:	2005	Family Room:	18 x 21	Butler Pantry:	6 x 6	Bedroom 2:	17 x 13/2
Square Ft.	4972/Appraiser	Game Room:	20 x 18/2	Kitchen:	19 x 17	Bedroom 3:	12 x 15/2
Lot Si e:	0.31 acres	Media Room:	13 x 18/2	Breakfast:	12 x 11	Bedroom 4:	15 x 12/2
Subdivision:	LaCima Manor	Garage:	Split 3 car	Study:	14 x 17	Utility:	11 x 15
Schools:	McKinney ISD	Elementary:	Wilmeth	Middle:	Cockrill	High School:	McKinney North



Office: (972) 562 8883
Direct: (214) 802 4680
Email: jlclark@kw.com
JaneClarkHomes.com

