



**\$293,000**

- **Pool & Waterfall Spa**
- **Granite Kitchen**
- **Hardwoods**
- **Study**
- **Covered Patio**



**1501 Canyon Wren**

**Wren Creek**

**Stonebridge Ranch**

***Stunning One Story Darling Custom Built with Quality in Mind  
Boasts a Fabulous Pool & Waterfall Spa!***

- Quaint Drive up Appeal
- Welcoming Tile Foyer with Crown Molding & Chic Lights
- Formal Dining Room with Hardwoods -Easily Seats 8
- Family Room featuring Fire Place w/Gas Logs, Mantle & Entertainment Niche
- Study or Second Living with French Doors, Crown Molding & Ceiling Fans
- Neutral Colors, Recent Paint
- Wall of Windows with View of Covered Patio and Pool
- Granite Countertops
- Granite Breakfast Bar
- Tumbled Marble Backsplash with Mosaic Tile Accent
- 4 Burner Gas Cooktop
- Stainless Appliances & Sink
- Abundant Storage with Built-in Oak Stained Cabinetry
- Under Mount Lighting
- Pantry with Deep Shelving
- Charming Breakfast Area with Bay Windows overlooking Covered Patio and Pool
- Separate Utility with Built-ins
- Private Master Suite w/Lg Windows
- Double doors to Master Bath
- Master Bath features His & Hers Vanities, Corner Tub, Oversize Shower w Seating Custom Walk-in
- Spacious Secondary Bedrooms –Split
- 2 Additional Full Baths one J&J

**Outdoor Experience**

- Amazing Foley Custom Pool & Spa with Waterfall Feature
- Pebble Tec with Flagstone Border
- Recent Heater with Pentair Cleaner
- Covered Patio w/hanging shade & fan
- Radiant Barrier

**Description: 4 Bedrooms/ 3 Baths/ 1 Living/ 2 Dining/ Study/ 2 Car Garage**

**Stonebridge Ranch Amenities: Sandy Beach Club, Aquatic Pool, Parks with Jog/Bike Trails, Tennis, Lake/Pond, Playground**

MLS:	13112503	Family:	18 x 15	Kitchen:	17 x 10	Master:	16 x 13
Year Built:	2005	Formal Dining:	12 x 11	Breakfast:	10 x 9	Bedroom 2:	13 x 11
Subdivision:	Wren Creek	Study:	14 x 11	Utility:	8 x 5	Bedroom 3:	12 x 10
Sq. Feet	2479/Tax					Bedroom 4:	11 x 10

**Schools: McKinney ISD    Elementary: Willmeth    Middle: Dowell    High: McKinney Boyd**



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\*Schools subject to verification through McKinney ISD.

