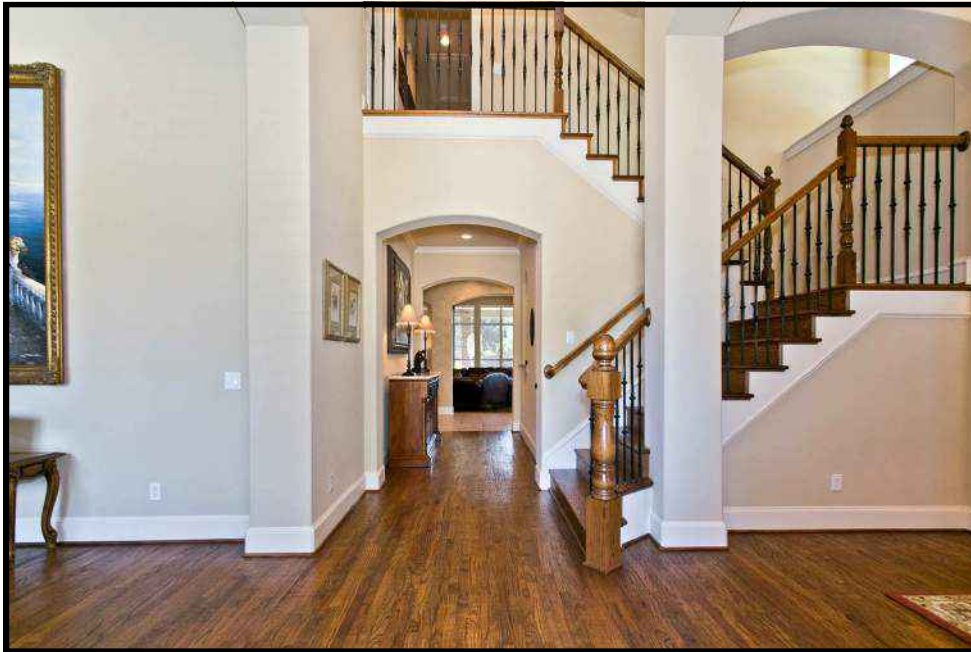




1509 Montclair Circle
LaCima Haven
Stonebridge Ranch

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



This fabulous home is situated on a corner lot in LaCima Haven in the Stonebridge Ranch Planned Community. This amazing property with tree line views is adjacent to Greenbelt and gorgeous walking path with sitting area by pond & fountain.

Enter this impressive Huntington custom through an arched solid oak door with beveled glass. Foyer boasts soaring ceilings, elegant chandelier and wrought iron staircase.

Hand Scraped Hardwood Flooring flows through the majority of this magnificent home. Architectural Arches and Accents enhance its executive style.

Formal Living with Plantation Shutters, Crown Molding, 6" Baseboards, large windows & 14' ceilings.

French Doors lead you into the Private Study with coffered ceiling, extensive Custom millwork and built-ins.





Study with Maple Woodwork & Plantation Shutters
Coffered Ceiling, Custom Built-ins



Administrative Suite within Study and
Private Access to outside.



Family Room with Flagstone Fire Place, Cedar Mantle,
Remote Gas Starter & Custom Entertainment Center



Family Room with Hand Scraped Hardwoods,
Wall of Windows with Magnificent View of Pool Area



Elegant Formal Dining at its finest-
Perfect for Entertaining in Style!

Plantation shutters, vaulted ceiling,
exquisite lighting & hand scraped
hardwoods enhance the richness of
this amazing property.

Butler Pantry has custom built-in
cabinetry with glass fronts, granite
counter and tumbled marble
backsplash.

The Deep Shelves Pantry offers
plenty of storage.





Gourmets will delight in the beautifully appointed kitchen with granite, tumbled marble backsplash on diagonal, Wolf Stainless Steel Appliances, double convection ovens & gas cooktop. Built in Sub-zero Refrigerator. Hand crafted cabinetry with custom arch framing. Oversized custom furniture styled island with stainless double sink & breakfast bar. Fabulous Pendant Lights & Artistic Architectural Accents. Breakfast area is enhanced with Walls of Windows offering abundance of natural light and gorgeous view of backyard oasis!





Escape to the private owner's retreat with hand scraped hardwoods, crown molding & Bay Windows with view of pool & yard.

The lavish master bath features oversized shower and jetted tub. Extra large vanity with dual sinks, Designer lighting & custom built-ins.

Solid core doors and an amazing walk-in closet complete this gorgeous master suite.



Upstairs with wood floors throughout, offers a great “entertainment central”. Enter through double doors into a generous Media Room featuring Surround Sound Speaker System, Vaulted Ceilings, Custom Built-in Columns, sconce lighting & hand scraped hardwood floors.

Step up into the expansive Game Room which overlooks the pool & spa to complete this entertainer’s delight.

Upstairs also features a Private Suite off the Game Room along with Spacious Secondaries with J&J and private vanities.



Experience the outdoors and tranquility of this resort style backyard oasis with a breathtaking view of Stonebridge Ranch Greenbelt and the extensive landscaped back yard with play area. The Foley Custom Heated Pool includes tanning deck, Spa, Waterfall & Fountain features. The Outdoor Kitchen complete with grill and refrigerator make this perfect for entertaining!



Distinguishing Features

Entry

- Brick Façade with Stone Accents
- Solid Oak Arched Door with Beveled Glass Panes
- Soaring 22' Ceiling
- Scraped Hardwood Floors
- Pendant Chandelier
- Wrought Iron Spindle Staircase
- Skip Trowel Walls throughout
- Extensive Millwork 6" Baseboards
- Distinctive Architectural Arches & Accents

Formal Dining

- Elegant with Vaulted Ceiling, Crown Molding and Exquisite Lighting
- Plantation Shutters
- Butler Pantry with Granite, Glass Fronts & Decorative Tumbled Marble Back Splash on Diagonal

Formal Living

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

Study

- French Doors to Private Study with Coffered Ceilings, Plantation Shutters
- Floor to Ceiling Custom Built-ins and Hand Scraped Hardwoods Floors
- Double Doors to Admin Suite with access to the outside.

Kitchen & Breakfast Area

- Granite Counter Tops
- Hardwood Flooring
- Hand Crafted Cabinetry with Under and Over Mount Lighting
- Tumbled Marble Back Splash
- Granite Furniture Styled Island with Double SS Sink & Breakfast Bar
- Wolf Double Convection Ovens
- Wolf 4 Burner Gas Cooktop
- Wolf Built-in Microwave
- Asko Stainless Steel Dishwasher
- Pantry with Deep Shelves
- Charming Breakfast Area with Wall of Windows overlooking Covered Patio, Pool, Spa & Water Features

Family Room

- Large Inviting Family Room with Scraped Hardwood Floors
- Floor to Ceiling Windows
- Natural Stone Fire Place with Hearth and Custom Cedar Mantle
- Remote Controlled Gas Starter
- Built-in Entertainment Center with Surround Sound Speakers

Utility

- Built-in Cabinet with Sink
- Built-in Cabinets
- Access to Drive
- Garage w/Built-in & Overhead Hanging Storage

Master Retreat

- Private Master Suite with Crown Molding, Solid Core Doors, Wall of Windows & Scraped Hardwoods
- Extensive Custom Walk-in Closet
- Lavish Master Bath with Travertine Countertops & Designer Lighting
- Vanities framed with decorative arch
- Jetted Tub & Oversized Shower

Secondary Bedrooms

- Jack-n-Jill with private Vanities
- All with Marble Countertops
- Large Walk-in Closets
- Private Guest Suite with Window Seat and Full Bath with Marble
- Access to Additional Large Floored Walk-out Attic

Media Room

- Scraped Hardwood Floors
- French Door Entry
- Surround Sound Speaker System
- Built-in Wood Columns with Decorative Sconce Lighting

Upstairs Game Room

- Spacious Step-up with Hardwood Floors & Vaulted Ceiling
- Large Windows allowing natural light and view of pool & yard
- Access to Floored Walkout Attic



Outdoor Experience

- Stone bordered Foley Pebbletec Heated Pool & Spa
- Water features & tanning area
- Covered Patio, Outdoor Kitchen, Phantom Screen, Patio Misters & Full Yard Spotlights
- Large grass area with Mature Trees & Palm trees around Pool
- Flagstone Walk through yard
- Separate fenced enclosure with pool equipment & storage area

\$639,000

Energy Efficiency

- Solar Screens
- Water Filtration System

MLS:	13258347	Formal Living	15 x 16	Formal Dining:	12 x 14	Master:	28 x 15
Year Built:	2005	Family Room:	18 x 18	Kitchen:	20 x 16	Bedroom 2:	11 x 20/2
Square Ft.	4661/Tax	Game Room:	18 x 17/2	Breakfast:	13 x 12	Bedroom 3:	13 x 16/2
Lot Size:	0.238 acres	Media:	15 x 28/2	Study:	14 x 14	Private Suite/BR 4:	12 x 15/2
Subdivision:	LaCima Haven	Garage:	Oversized 2 car	Admin Suite	5 x 7	Utility:	10 x 5
Schools:	McKinney ISD	Elementary:	Wilmeth	Middle:	Cockrill	High School:	McKinney North

kw
KELLERWILLIAMS
 REALTY
 North Collin County
 An Independent Member Broker

Jane Clark
 realty group

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



The information contained herein is furnished by the owner to the best of his knowledge but is subject to verification by the purchaser, and agent assumes no responsibility for correctness thereof. The sale offering is made subject to errors, omissions, change of price prior sale or withdrawal without notice. Client to verify measurements and schools. In accordance with the Law, this property is offered without respect to race, creed, national origin, sex, familial status, or disability.