This Stunning Custom Home features Impeccable Architecture and Attention to Detail. Backyard Oasis with Sparkling Foley Diving Pool and Spa with Waterfalls, plus Outdoor Kitchen!

1605 Roxboro Lane is situated in LaCima Manor in the Stonebridge Ranch Planned Community.

Great Location! Walk to Exemplary Elementary School and Neighborhood Park!

1605 Roxboro Lane
LaCima Manor—Stonebridge Ranch
$597,000

KELLERWILLIAMS. REALTY

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Entry
- Brick Façade with Stone Accents
- Solid Oak Door with Glass Panes
- Small Decorative Window above
- 20' Soaring Ceiling w/Chic Lighting
- Hand Scraped Hardwood Floors
- Wrought Iron Spindle Staircase
- Custom Hand Textured Walls
- 8" Baseboards
- Distinctive Architectural Arches, Accents and Art Niches

Formal Dining
- Elegant with Vaulted Ceiling, Crown Molding and Exquisite Lighting
- Hand Scraped Oak Hardwoods
- Chair Rail w/Picture Frame Molding

Study
- French Doors to Private Study
- Hand Scraped Hardwoods Floors
- 11' Ceiling
- Rich Wood Wainscoting

Family Room
- Large Inviting Family Room with Hand Scraped Wood Floors
- 20' Soaring Ceiling
- Wall of Windows with view of Pool, Spa and Water Features
- Gas Log Fireplace with Stunning Wood Mantle

Kitchen & Breakfast Area
- Granite Counter Tops & Island
- Tile Flooring, Hand Crafted Cabinetry
- Diagonal Stone Back Splash
- Stainless Steel Double Convection Ovens, 6 Burner Gas Cooktop, Built-in Microwave & Dishwasher
- Large Corner Pantry, Deep Shelves
- Charming Breakfast Area with Wall of Windows overlooking Pool, Spa & Outdoor Kitchen

Sunroom
- Tile Flooring
- Wall of Windows with view of Pool, Spa and Outdoor Kitchen

Utility
- Abundance of Built-in Cabinets and Counter with Sink, Tile Flooring
- Hanging Rod and Room for Freezer
- Access to Single Garage
- Mudroom Area w/Bench & Hooks

Outdoor Experience
- Foley Diving Pool with Diving Stone, Tanning Ledge and Water Features
- Spa with Waterfalls
- Outdoor Kitchen with Stone Bar, Built in Grill and Refrigerator
- Arbor with Ceiling Fan
- Wood Privacy Fence

Master Retreat
- Private Master Suite with Vaulted 11' Ceilings, Crown Molding, Bay Window & View of Pool and Yard
- Lavish Master Bath with Separate Italian Marble Vanities, Inlaid Tile Flooring and Designer Lighting
- Jetted Tub & Oversized Shower
- Large Walk-in Closet with Upper Storage Rods

Secondary Bedrooms—up
- Two Suites w/Private Bath
- One Bedroom w/Shared Bathroom
- Large Walk-in Closets

Media Room—up
- Double Door Entry
- Vaulted Ceiling & Decorative Sconce Lighting
- Large Storage/Game Closet
- Wet Bar with Granite & Cabinets

Game Room—up
- Spacious with Vaulted Ceiling
- Large Windows view of Pool, Spa, Water Features & Yard
- Built in Computer/Desk Station
- Access to Secondary Staircase

Garage
- 3 Car Garage Split, Oversized
- Cedar Wood Doors

4 Beds / 5 Baths / 2 Living / 2 Dining / Study / Game / Media / Pool & Spa / 3 Car Split Garage

MLS:	13569225	Family Room:	23 x 14	Formal Dining:	12 x 11	Master:	15 x 15
Year Built:	2007	Sun Room:	13 x 11	Kitchen:	15 x 13	Bedroom 2:	14 x 11/2
Square Ft.	4,429/Tax	Game Room:	20 x 13/2	Breakfast:	12 x 11	Bedroom 3:	13 x 11/2
Lot Si e:	0.260 acres	Media:	19 x 18/2	Study:	12 x 12	Bedroom 4:	11 x 11/2
Subdivision:	LaCima Manor	Stonebridge Ranch		Utility:	8 x 8	Garage:	3 Car Split
Schools:	McKinney ISD	Elementary:	Wilmeth	Middle:	Cockrill	High School:	McKinney North

Stonebridge Ranch: Sandy Beach Club, Aquatic Community Pool, Playgrounds & Parks, Tennis Courts, Scenic Lakes & Ponds, Parks with Walking, Jogging & Bike Trails, HOA sponsored community events, parties, holiday celebrations, fishing & more!

*Schools subject to verification through McKinney ISD