



Custom home is in the charming neighborhood of Clifton Park in McKinney. This stunning floor plan has all the upgrades and luxury you desire. It is situated on a sprawling .44 acre heavily treed greenbelt lot and backs to Herndon Branch Wilson Creek.

Property is located on a cul-de-sac.

Celebrate the view with walls of paneless windows!  
Inspire your inner chef in the top of the line gourmet kitchen!  
Relax in luxury and entertain in style!



1704 Surrey Lane  
Clifton Park, McKinney  
\$609,000

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### Entry

- Brick Faade with Arched Windows
- Professionally Landscaped Walk-up
- Covered Porch with Wood Door Entry
- Staircase with Iron Spindles
- Nailed Down Hand Scraped Hardwood Flooring and 20' Soaring Ceiling
- Distinctive Architectural Accents

### Formal Dining

- Nailed Down Hand Scraped Hardwoods
- Elegant with Exquisite Lighting
- Vaulted Ceiling, Neutral Color

### Study

- Private with French Doors
- Knotty Alder Wood Beam Ceiling and Rich Wainscoting
- Paneless Windows & Ceiling Fan
- Nailed Down Hand Scraped Hardwoods

### Family Room

- Two Story Ceiling with Crown Molding
- Walls of Windows with Paneless Glass
- Floor to Ceiling Stone Fireplace with Cedar Mantle and Raised Hearth
- Access to Stunning Outdoor Porch Area
- Separate Access to Utility Room through one Closet

### Utility & Mudroom

- Utility has Built-in Cabinets and Room for Freezer
- Mudroom Area has Built-in Hall Tree with Cubbies, Hooks and Bench
- 3 Car Garage, (2 Car Garage and a Single Car Garage)

### Kitchen & Breakfast Area

- Gourmet Granite Kitchen
- Nailed Down Hand Scraped Hardwoods
- Custom Knotty Alder "Soft Close" Cabinetry with Under Mount & Over Mount Lighting
- Tumbled Marble Mosaic Back Splash
- Oversized Granite Island with Under Mount Cast Iron Sink and Breakfast Bar
- Pendant Lighting
- Stainless Steel Electrolux Appliances, Gas Cooktop with Pot Filler, Double Ovens, Built In Microwave and Dishwasher
- Huge Walk-in Pantry with Frosted Glass Door
- Charming Breakfast Area with Custom Lighting and Wall of Windows

### Master Retreat

- Private Master Suite with Nailed Down Hand Scraped Hardwoods
- Grotto Ceiling and Crown Molding
- Sitting Area and Recessed Lighting
- Private Access Door to Backyard
- Lavish Master Bath has Travertine, Granite His & Hers Knotty Alder "Soft Close" Vanities and Large Framed Mirrors
- Additional Dressing Vanity, Plumbing for Tub Located Behind
- Large Walk in Shower with His and Hers Doors, Stone Flooring, Rain Shower Head, plus 2 Additional Shower Heads
- Spacious Walk-in Closet with Shelving and Upper Storage Rods

### Secondary Bedrooms

- Three Spacious Secondary Bedrooms with Large Walk in Closets & Crown Molding
- One has Private Full Bath
- Two Bedrooms connect with Jack and Jill Bath with Separate Vanities

### Game Room

- Spacious & Overlooks Family Room
- Carpeting with Crown Molding, Recessed Lighting & Ceiling Fan
- Wrought Iron Railing
- Access Door to Large Outdoor Balcony

### Media Room

- Sculptured Carpet with Multi Level Stadium Flooring
- Tray Ceiling with Cove Lighting
- Sconce lighting, In Wall Speakers and Mounted Screen
- Separate Wet Bar Area with Granite Counters, Sink, Wood Cabinetry, Built In Microwave, Wine Rack and Refrigerator
- Extensive Storage Closet behind Walls

### Outdoor Experience

- Impressive Covered Porch with Stunning Brick Arches
- Outdoor Kitchen with Gas Grill and Stone Bar/Counter
- Upper Level Balcony with Fan, 7' x 19'
- Sprawling Grassy and Treed Backyard
- Room for Pool, Playset and More
- Wrought Iron Fencing along Rear
- Board on Board Side Fencing, Stained
- Backs to Heavily Treed Greenbelt and Herndon Branch Wilson Creek

**4 Beds / 3.1 Baths / 1 Living / 2 Dining / Study / Game / Media / 3 Car Garage / Greenbelt & Creek Lot**

MLS:	13598300	Living:	20 x 20	Kitchen:	17 x 13	Master:	19 x 16
Year Built:	2014	Formal Dining:	13 x 12	Breakfast:	11 x 11	Bedroom 2:	14 x 12/2
Subdivision:	Clifton Park	Stud :	12 x 12	Game:	22 x 19/2	Bedroom 3:	12 x 12/2
SF/Lot:	4,008/tax 0.44 acres	Utilit :	15 x 6	Media:	20 x 16/2	Bedroom 4:	12 x 12/2
Schools:	McKinne ISD	Elementar :	Walker	Middle:	Faubion	High School:	McKinne

\*Schools subject to verification through McKinney ISD

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