



\$330,000

- **Greenbelt & Creek Lot**
- **Walk to Park**
- **Paver Brick Open Patio**
- **Large Grass Yard**
- **Stainless Steel Appliances**



1904 Victoria Circle

Regents Park

Stonebridge Ranch

Charm & Warmth surround you in this Custom Darling One Story featuring Covered Patio, Paver Extension, Lush Treed Greenbelt & Creek with Golf Course View!

- Brick & Stone Faade
- Quaint Front Porch for Reading & Relaxing
- Foyer features Tray Ceiling
- Formal Dining carpeted with Elegant Chandelier
- Family Room with Large Windows & View of Greenbelt
- Tiled Fire Place with Custom Wood Mantle & Gas Logs
- Study with Double Doors, Solar Screens on all Windows
- Alcove adjacent to Master with Built-in Planning Desk
- Large Open Island Kitchen
- Decorative Countertops
- Tile Backsplash
- Rich Fluted Cabinetry
- Ceramic Cooktop with Gas & Electric Hookups
- Built-in Microwave & Built-in Oven Both are Convection
- Walk-in Pantry w/Deep Shelving
- Charming Breakfast Area
- Separate Utility with Built-ins
- Tankless Hot Water Heater
- 5 Star, 17 Seer Recent HVAC with reciprocating compressor
- Private Master Suite w/Lrg Windows
- Double doors to Master Bath
- Master Bath features His & Hers Vanities, Separate Shower, Corner Tub & Large Custom Walk-in
- Spacious Secondary Bedrooms –Split
- Front BR works as Game/TV room
- **Outdoor Experience**
- Covered Patio with Paver Brick Extension—Perfect for Entertaining!
- Beautiful Landscaping with Vibrant Heavily Treed Greenbelt & Creek
- Large Yard for Pool or Play set with Golf Course View

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

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

MLS:	13416955	Family:	19 x 17	Kitchen:	17 x 12	Master:	17 x 14
Year Built:	2001	Formal Dining:	13 x 11	Breakfast:	13 x 9	Bedroom 2:	12 x 16
Subdivision:	Regents Park	Study:	11 x 13	Alcove:	10 x 5	Bedroom 3:	11 x 11
Sq. Feet	2347/Tax	Lot Size:	0.170	Utility:	10 x 6	Garage:	Oversize 2 Car

Schools: McKinney ISD

Elementary: Wolford

Middle: Evans

High School: McKinney Boyd



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KELLERWILLIAMS.

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*Schools subject to verification through McKinney ISD.

