



\$312,000

- **Hardwood Floors**
- **Granite Countertops**
- **Stainless Steel Appliances**
- **Golf Course Lot**
- **Backyard Deck**



2012 Old McGarrah Road

Briar Ridge

Stonebridge Ranch

***Charming home in sought-after Stonebridge Ranch! Golf course and lake views!
Backyard deck provides the perfect place for outdoor grilling & entertaining!***

- Brick Façade with Front Porch
- Soaring 15' Entry with Glass Inlaid Front Door, Hardwoods and Side Lights
- Family Room features Hardwoods, Brick Gas Fireplace with Mantel, Double Crown Molding and Built-In
- Formal Dining has Double Tray Ceiling, Crown Molding and Hardwoods
- Second Vaulted Bedroom on Main with Hardwoods and Full Bath
- Vaulted Kitchen offers Granite Countertops, Island, Recessed Lights and Electric Appliances
- Charming Breakfast Area with Bay Window Seat and Wall of Windows Overlooking Backyard
- Master Suite has Vaulted Ceiling, Hardwoods, Bay Window Seat with Storage
- Master Bath with Granite Vanity, Separate Shower, Framed Mirrors and Large Walk-In
- 2 Secondary Bedrooms and Full Bath Upstairs
- Loft Area at the Top of the Stairs
- Utility Closet with Linen Closet
- Backyard Oasis Overlooks Golf Course
- 2 Car Split Garage
- Foundation Work 2012
- Roof & Gutters 2016
- A/C & Furnace 2015
- New Driveway Pebble 2017
- Water Heater 2017

4 Bedrooms / 3 Baths / 2 Living / 2 Dining / 2 Car Garage / Golf Course Lot

MLS:	13960318	Family Room:	18 x 19	Kitchen:	13 x 12	Master Suite:	16 x 16
Year:	1989	Formal Dining:	10 x 11	Breakfast:	13 x 8	Bedroom 2:	12 x 12
Square Ft:	2,354/tax			Loft:	11 x 7	Bedroom 3:	10 x 11/2
Lot Size:	0.16/acre			Utility:	5 x 7	Bedroom 4:	11 x 11/2

Schools: McKinney ISD Elementary School: Glen Oaks Middle School: Dowell High School: McKinney Boyd

*Schools subject to verification through McKinney ISD.

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!



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