



\$292,000

- **Outdoor Oasis**
- **Pool/Screened Patio**
- **Gourmet Kitchen**
- **Granite, Hardwoods**
- **Treed Corner Lot**



204 Peregrine Drive

Falcon Creek

Stonebridge Ranch

***Backyard Oasis! Resort Style Pool & Large Screened in Patio on Corner Lot
Updated with Amazing Finish Outs & Architectural Accents!***

- Quaint Flagstone Walk up
- Foyer w/Hardwood Flooring
- Arch Doorways & Windows Vaulted Ceilings
- Formal Dining Room w/ French Doors, Elaborate Millwork, Hardwood floors
- Study w/Pass-thru Brick FP, Custom Built-ins w/Twin desk
- Open Family Rm with Crown Molding, Hardwood Floors
- Brick FP, Custom Mantle, Gas Logs-Pass-thru to Study
- Wall of Windows with view of Screened-inPatio, Pool & yard
- Granite Counter & Huge Island
- Glass Tile Backsplash w/Accents
- Pendant Lights, Slate -like Floor
- SSAppls & Dbl Convection Ovens
- Stainless Steel Double Drain Sink
- Custom Maple Cabinetry with Abundance of Built-in Storage
- Under Mount Lighting
- Walk-in Pantry
- Granite Butler Pantry with Glass Rack and Wine Refrigerator
- Breakfast Area w/Bay Windows Built-in Table & Seating Bench
- Easy Access to Screened Patio, Pool, Deck and Huge Yard
- Fabulous Master w/FP, Built-in Glass Front Storage, Sliding Barn doors
- Granite Counter, Glass Tile Backsplash, Chic Lighting, Designer Sinks
- Split Sea Pebble Shower with seating
- Designer Paint & Half Wall Tiled
- Built-in Bench for Laundry storage
- Large Custom His & Hers Closets
- Spacious Secondary Bedrooms
- **Amazing Outside Experience**
- 2013 Hayward Pool and Wood Deck
- Back Porch Screened In with Rolling Barn Doors, Tile Flooring
- 8 x 6 Storage building for Pool Equip
- Huge Solar Rolling Gate with remote

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

Description: 5 Bedrooms/ 3 Baths/ 2 Living/ 2 Dining/ Study/2 Car Oversized Garage/ Pool

MLS: 13188436	Formal Dining: 12 x 12	Kitchen: 17 x 22	Bedroom 2: 12 x 11/2
Year Built: 1996	Family Room: 15 x 18	Master: 12 x 16/2	Bedroom 3: 11 x 13/2
Subdivision: Falcon Creek	Study: 10 x 12	Screened Patio: 26 x 13	Bedroom 4: 11 x 12/2
Square Ft: 2470/Tax	Lot: .190 acres	Garage: 2 car	Bedroom 5: 11 x 12/2

Schools: McKinney ISD Elementary: CT Eddins Middle: Dowell High: McKinney Boyd



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*Schools subject to verification through McKinney ISD.

