



2720 Hidden Forest Drive
Hidden Forest
McKinney

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Distinguishing Features

Entry

- Located on Heavily Tree Creek Lot
- Stucco with Landscaped Walk-up and Mature Trees
- Custom Wood Door with Glass
- Soaring 23' Ceiling in Foyer
- Hardwood Floors
- Wrought Iron Spindle Spiral Staircase

Study

- Double Crown Molding
- Wall of Rich Built-in Bookcases and Faux Fireplace
- Plantation Shutters
- Recent Paint

Formal Dining

- Double Crown Molding
- Tray Ceiling
- Custom Chandelier
- Plantation Shutters
- Surround Sound Wiring
- Recent Paint

Powder Room

- Crown Molding
- Framed Mirror
- Located on Main Level

Through-Out Home

- Solid Core Doors—8 ft on main and 6 ft on second level
- Surround Sound in Main Areas

Family Room

- Custom Tray Ceiling, Crown Molding and Ceiling Fan
- Wall of Windows with Gorgeous Views of Backyard and Creek
- Stunning Slate Gas Log Fireplace with Wood Mantle
- Built-in Entertainment Center
- Plantation Shutters

Kitchen & Breakfast Area

- Granite Counter Tops, Hardwood Floors, Tile Backsplash with Under/Over Mount Lighting
- Granite Island with Graduated Breakfast Bar and Pendant Lights
- Sub-Zero Refrigerator, Double Ovens, Dishwasher & Built-In Microwave
- Charming Butler's Pantry
- Granite Planning Desk
- Open Breakfast Area with Wall of Windows & Crown Molding

Master Retreat

- Private Master Suite with Vaulted Ceiling, Crown Molding, Ceiling Fan, Hardwood Floors and Plantation Shutters
- Master Bath with Separate Vanities, Jacuzzi Tub and Oversized Shower
- Large Walk-in Closet with Built-In Dresser and Shelves
- Recent Paint

Secondary Upstairs Bedrooms

- Jack and Jill Bedrooms with Walk-In Closets
- Guest Suite with Private Bath

Game Room

- Large Versatile Entertainment Room
- Tray Ceiling with Crown Molding and Ceiling Fan
- Window Seat with Ample Storage in Bench
- Cozy Reading Nook

Outdoor Experience

- Heavily Treed Fence Line
- Creek Views
- Lush Landscaping
- Relaxing Covered Patio with Ceiling Fan
- Flagstone Walkway
- Wood Deck
- Grassy Play Yard
- Wrought Iron Fence

Utility Room/Garage

- Full Size Washer & Dryer Area
- Built-in Cabinetry with Under Mount Lighting and Room for Additional Fridge
- Counter with Sink
- 3 Car Garage, Split with Extended Swing Driveway
- Large Attic Walk-Out
- Roof—2017



2720 Hidden Forest Drive Hidden Forest McKinney

4 Beds / 3.5 Baths / Living / 2 Dining / Study / Game / Creek Lot / Grassy Yard / 3 Car Garage Oversized

MLS:	14059207	Family Room:	18 x 17	Kitchen:	16 x 13	Master:	16 x 19		
Subdivision:	Hidden Forest	Private Study:	13 x 13	Breakfast:	12 x 10	Bedroom 2:	13 x 12/2		
Year Built:	2000	Formal Dining:	13 x 15	Game Room:	16 x 19	Bedroom 3:	12 x 14/2		
SF:	3,920/tax	Utility:	7 x 8	Bedroom 4:	13 x 13/2	Garage:	3 Car Oversized		
Lot:	0.3658/acre	Schools*:	McKinney ISD	Elementary:	Valley Creek	Middle:	Faubion	High School:	McKinney High

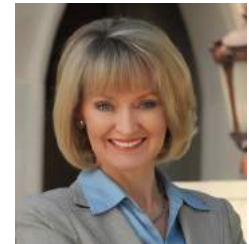
*Schools subject to verification through McKinney ISD



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