



3501 Shadow Ridge Drive
Brookside at Winding
Creek

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Stunning custom located on treed creek lot in sought after Brookside of Winding Creek offers impeccable finish and an amazing resort-style backyard oasis.

Situated on just under a 1/2 acre lot, this 5,248 square foot home offers superb quality, numerous updates and breathtaking views providing serenity and a vastness of privacy.

This private backyard paradise features a refreshing salt water swimming pool, outdoor kitchen, gas, stone fireplace and is nestled among the creek and mature trees, making this backyard a show stopper!





You are welcomed into this majestic home with hand-scraped hardwood floors, double crown molding and 6-inch baseboards. Formal Dining and Living feature arched doorways and cased windows. Enter the private Study through French doors under a lead in-laid transom window into the richly appointed space with coffered ceilings, wood paneling, slate, gas fireplace, full wall of built-ins and a hidden closet door.



The customized Chef's Kitchen is a gourmet's delight and has left no detail behind and includes granite counters, tumbled stone backsplash, abundant cabinetry, island with prep sink and luxury appliances (Thermador Professional 6 burner gas cooktop with grill and double ovens, Dual Bosch Dishwashers, Sub-Zero Refrigerator, Thermador Microwave, Thermador Coffee Maker and Scottsman Ice Maker).

Casual dining is easy in the beautifully appointed Breakfast Nook with vinyl cased windows and stunning chandelier.





The comfortable family room overlooks the Kitchen area and features a slate, gas fireplace, windows looking out into the backyard and Custom Iron doors to the patio. Hand-scraped hardwood floors, double crown molding and plantation shutters add to the ambiance of the space.

Climate Controlled Wine Room has stunning 8-foot wrought iron door and cedar shelves. Beautifully appointed study nook is the perfect place to study!





Opulent Owner's Retreat features a back-lit tray ceiling, double crown molding and wall of windows overlooking backyard are equipped with remote control black out blinds.

The spa-like Master Bath with marble floors, granite countertops, tiled, frameless, walk-in shower with multiple body sprayers, jetted tub and custom built walk-in closet.





Exquisite Mother-In-Law suite on the main level with bath offers perfect place for family or guests with views of the backyard.

Three vaulted generous-sized bedrooms on the second floor with plantation shutters and each with it's own full bath.

The second level & Mother-In-Law suite carpet was replaced in 2018.



The upstairs game room features back-lit tray ceiling and plantation shutters overlooking the backyard.

Theater room with tiered flooring and wet bar, fridge is the perfect place to enjoy a movie.

Room to relax and the perfect ambiance for everyday living and entertaining.





The resort-style backyard remodel was completed in 2015. The Outdoor Kitchen includes Twin Eagle appliances: Grill, Refrigerator, 71000 BTU Burner and Speed Rail and Bar. SW Shade Solutions Shades enclose the back patio and Bromic infrared heaters help control the climate.





The salt water swimming pool with stone fireplace, extensive pool deck, stone waterfall, 2 backyard play areas, tree-lined backdrop, and lush landscaping, make this a memorable outdoor living area.



Distinguishing Features

Entry

- Stone & Brick Façade w/Landscaped Walk-up and Mature Trees
- Custom Wrought Iron Detailed Iron Door
- Hand Scraped Hardwoods
- Custom Wall Paintings
- Wrought Iron Spindle Staircase
- Plantation Shutters

Study

- French Doors with Lead In-Laid Transom Window
- Coffered Ceiling
- Wall of Built-in Bookcases
- Hand Scraped Hardwood Floors
- Gas Fireplace
- Wood Paneling with Hidden Door

Formal Living

- Arched Entryway
- Hand Scraped Hardwood Floors
- Plantation Shutters, Custom Drapes

Formal Dining

- Hand Scraped Hardwood Floors
- Plantation Shutters
- Archway to Butler's Pantry

Powder Room

- Crown Molding
- Furniture Style Vanity with Chic Mirror
- Custom Finishes
- Pool Access thru Custom Iron Door

Family Room

- Hand Scraped Hardwood Floors, Crown Molding & Ceiling Fan
- Wall of Windows, Plantation Shutters
- Built-In Cabinets
- Custom Wrought Iron Door

Kitchen & Breakfast Area

- Granite Counter Tops, Hardwoods
- Built-in Cabinetry, Stone Backsplash with Under & Over Lighting
- Granite Island with Prep Sink
- Sub-Zero Fridge, Thermador Gas 6 Burner Cooktop with Indoor Grill, Thermador Double Ovens, Bosch Double Dishwasher & Thermador Built-In Microwave, Thermador Built-In High-end Coffee Maker
- Rotunda Breakfast Area with Wall of Cased Vinyl Windows & Crown Molding

Master Retreat

- Private Master Suite with Back-Lit Tray Ceiling and Wall of Windows Overlooking Backyard
- Plantation Shutters
- Master Bath with His & Hers Vanities and Sinks
- Jetted Tub & Large Separate Tiled Seamless Glass, Walk-In Shower with Multiple Body Sprayers
- Large Custom Walk-in Closet

Secondary Bedrooms

- Mother-In-Law Suite on Main Level
- Three Spacious Upstairs Bedrooms with Full Baths and Walk-In Closets
- All With Plantation Shutters

Media/Game Room

- Game Room with Back-Lit Tray Ceiling and Plantation Shutters
- Media Room with Tiered Floors and Wet Bar with Fridge

Outdoor Experience

- Sparkling Salt Water Pool with Spa
- Outdoor Kitchen with Twin Eagles Appliances (Grill, Fridge, 71000 BTU Burner & Speed Rail and Bar)
- SW Shad Solutions Remote Shades
- Bromic Infrared Heaters
- Patio has Shiplap Ceiling, Chandelier, Pendant Lights & Fan
- 2 Yards
- Backs to Heavily-Treed Creek Area
- Stone Fireplace
- Multiple Seating Areas, Huge Deck

Utility Room/Garage

- Full Size Washer & Dryer Area
- Built-in Cabinetry and Counter Space
- Outside Entry Door
- 3 Oversized Car Garage, Split
- Large Attic Walk-out Space
- 4 Water Heaters -
2006/2009/2009/2009

Distinguishing Features

Exclusions

- Dining Room Drapes and Hardware (Finials)
- All Shower Curtains, all Bathrooms
- Curtains and Hardware (Finials) in Purple Bedroom Upstairs
- Wall Sconces with Arrangements
- Tapestry in Breakfast Nook
- Tapestry on Stairwell
- Yard Art, Including Statue and Hanging Art on exterior Master Bedroom Wall
- Topiaries in outdoor Pots around pool (4 large concrete pots and pedestals convey)
- TV and Sound Bar on Patio

Upgrades & Repairs

- Roof and Gutter Replacement - 2018
- Main Floor Master A/C and Furnace - 2018
- Upstairs and Mother-in-Law Carpet - 2018
- Wine Room Climate Control - 2018
- Antique Door Hardware - 2018
- Front Landscaping and Flower Bed Masonry - 2018
- Remote Controlled Blackout Shades - Master Bedroom - 2018
- Bromic Infrared Heaters and variable Control Units for patio - 2017
- Pool Salt Cell - 2017
- Pool Heater - 2017
- Pool Booster Pump (Polaris pump) - 2017
- Main Kitchen A/C Coil Replacement - 2017
- Outdoor Gas Logs - 2017
- Forecast Sprinkler Controller (Rainmachine) - 2017
- External Painting - 2017
- Insulated Garage Doors with Openers - 2017
- Custom Switch Plate Covers - 2017/2016
- Plantation Shutters Throughout - 2017/2016
- Landscape Lighting - Front and Back - 2016
- Master Carpet - 2016
- Iron Doors - 2016
 - Entrance
 - Wine Room
 - Double Patio and Back Door
- Back Yard Remodel, Outdoor Kitchen and Landscape - 2015
- Appliances for Outdoor Kitchen
 - Twin Eagles Grill
 - Twin Eagles Refrigerator
 - Twin Eagles 71000 BTU Burner
 - Twin Eagles Speed Rail and Bar
- SW Shade Solutions Remote Shades
- SubZero Built-In Fridge - 2015
- Thermador Built-In Coffee Maker - 2015
- Thermador Under Counter Microwave - 2015
- Scottsman SNC60 Pellet Ice Maker - 2015
- I Aqualink Web based Pool Controller - 2014
- Security System Upgrade (includes 3 external Cameras) - 2013
- Custom Draperies
- Custom Painting and Medallion (Foyer)



3501 Shadow Ridge Drive Brookside at Winding Creek **\$950,000**

5 Beds / 5.5 Baths / 3 Living / 2 Dining / Study / Media / Pool / Outdoor Kitchen / Grassy Yard / 3 Car Garage Oversized

MLS:	13949845	Family Room:	28 x 16	Kitchen:	12 x 14	Master:	15 x 21
Subdivision:	Brookside at Winding Creek	Private Study:	13 x 12	Breakfast:	10 x 9	Bedroom 2:	11 x 14
Year Built:	2002	Formal Dining:	12 x 13	Formal Living:	14 x 13	Bedroom 3:	12 x 12/2
SF:	5,248/tax	Utility:	9 x 8	Media Room:	13 x 21/2	Bedroom 4:	14 x 12/2
Lot:	0.435/acre	Garage:	3 Car/Split	Game Room:	15 x 22/2	Bedroom 5:	11 x 17/2
Schools*:	McKinney ISD	Elementary:	Walker	Middle:	Faubian	High School:	McKinney High

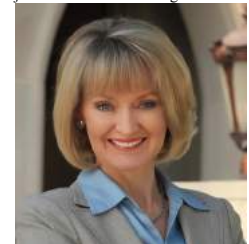
*Schools subject to verification through McKinney ISD



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