



\$435,000

- Granite/Hardwoods
- Stainless Steel Appliances
- Media/Stud /Game Room
- Covered Patio w/Fireplace
- Recent Fence Jul , 2016



3505 Snowmass Drive

Aspendale

Stonebridge Ranch

***Absolutely Stunning Custom Highland Home with Upgrades on Huge Corner Lot!
Covered Patio, Outdoor Fireplace! Walking Distance to Gabe Nesbitt Park & Fields.***

- Brick with Cedar Garage Doors
- Soaring Foyer with Crown Molding & Wrought Iron Spindles
- Red Oak Hand Scraped Hardwoods in Foyer, Formal Dining & Family, Kitchen & Breakfast Rooms
- Formal Dining with Crown Molding
- Family Room with Surround Sound
- Stone Fireplace & Hearth with Cedar Mantle, Molding & Gas Logs
- Study French Doors, Crown Molding
- Hardwood Floors& Plantation Shutters
- Media Room with double door entry
- Sconce Lighting & Equipment Cabinet
- Prewired for Surround Sound
- Granite Kitchen/Tile Backsplash
- Granite Island & Breakfast Bar
- Stainless Steel Appliances
- 4 Gas Burner Gas Cooktop
- Rich Wood Grain Cabinetry with Under Mount Lighting
- Large Walk in Pantry
- Tiffany Style Lighting
- Built in Granite Planning Desk
- Charming Breakfast Area with Designer Light & Window Seat
- Utility Sink, Built in Cabinets & Mud Room w/Bead Board Cubbie
- Walk in floored attic with storage
- Radiant Barrier/Energy Star Cert
- Private Extended Master Suite
- Bay Windows with View of Yard
- Lavish Master Bath with His & Hers Vanities, Walk in with Organizers
- Separate Shower, Built ins with Glass Fronts, Tile encased Jetted Tub
- Split Vaulted Secondary Bedrooms
- Jack & Jill with Private Vanities
- Wet Bar with Granite , Built ins, Wine rack, glass storage & shelved closet
- Large Vaulted Game Room
- Covered Patio Surround Sound Wiring
- Outdoor Stone Fireplace & Hearth
- Cedar Fence recently installed
- Garage finished w/sealed, painted floor

Description: 4 Bedrooms/3.1 Baths/2 Living/2 Dining/Study/Game/ Media/2 Garage

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|--------------|--------------------|--------------|-----------|-----------------|---------|------------|-----------------|
| MLS: | 13416992 | Family Room: | 13 x 19 | Formal Dining: | 12 x 10 | Master: | 21 x 16 |
| Subdivision: | Aspendale | Study: | 15 x 12 | Kitchen: | 15 x 10 | Bedroom 2: | 17 x 12/2 |
| Year Built: | 2008 | Media Room: | 19 x 14/2 | Breakfast: | 10 x 10 | Bedroom 3: | 10 x 11/2 |
| Sq. Feet: | 3478/Building plan | Wet Bar | 10 x 7/2 | Kitchen Alcove: | 5 x 5 | Bedroom 4: | 12 x 12/2 |
| Lot Size: | 0.22 acres | Game Room: | 15 x 19/2 | Utility: | 9 x 6 | Garage: | Oversized 2 Car |

Schools: Frisco ISD Elementary School: Ogle Middle School: Roach High School: Liberty



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*Schools subject to verification through McKinney ISD.





Gabe Nesbitt Park

Part of the Stonebridge Ranch Planned Community



Amenities

- Future Home of McKinney PSA Aquatics Center
- 5 Baseball Fields lighted with grass infields & covered seating
- 5 Softball Fields lighted with covered seating
- PSA Arena
- Skate Park
- Tennis Complex
- Hike & Bike Trails and Jogging Track
- Concessions with Restrooms
- The John & Judy Gay Library