



\$368,000

- Wood Flooring & Granite
- Upstairs Game Room
- Radiant Barrier
- Walk to Elementary School



4309 Holburn Dr

Windsor Park

McKinney

***Immaculate Gehan Home, Shows Like New! Private Backyard!
Neighborhood Jogging & Walking Paths. Walk to Elementary!***

- Brick Façade w/Stone Accents
- Inviting Front Porch
- Foyer has 20' Ceiling & Wood Floors
- Staircase with Iron Spindles
- Private Study with French Doors and Wood Floors
- Family Room with Wood Floors overlooks Back Yard and has Stone Fireplace with Gas Starter
- Powder Room with Framed Mirror and Pedestal Sink
- Granite Kitchen with Tile Flooring, Abundance of Built In Cabinetry, Large Under Mount Sink and Stone Tile Backsplash
- Breakfast Bar, Large Island and Walk in Pantry
- Stainless Steel Appliances include Gas Range, Built In Microwave and Dishwasher
- Charming Breakfast Area
- Utility Room has Shelving
- 2 Car Garage, attached
- Master Suite has Tray Ceiling and Ceiling Fan
- Master Bath has Vanity with His and Hers Sinks, Framed Mirror, Garden Tub, Separate Shower and Large Walk in Closet
- Upstairs Game Room with Ceiling Fan is Spacious
- Three Secondary Bedrooms upstairs, Two Full Baths
- Large 11 x 18 Covered Patio
- Wood Fence with Steel Posts

4 Bedrooms / 3.5 Baths / Family / Breakfast / Study / Game / 2 Car Garage

MLS:	13803597	Family Room:	22 x 15	Kitchen:	13 x 11	Master Bedroom:	16 x 14
Year Built:	2014	Private Study:	12 x 12	Breakfast:	11 x 7	2nd Bedroom:	14 x 12/2
SF:	2,827/bldg plan	Utility:	5 x 5	Game Room:	22 x 16/2	3rd Bedroom:	12 x 10/2
Lot Size:	0.138 acre					4th Bedroom:	10 x 10/2

Schools: McKinney ISD McGowen Elementary Evans Middle McKinney High

*Schools subject to verification through McKinney ISD



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