



**\$302,000**

- Granite Kitchen
- Hardwood Floors
- Stainless Steel Appliances
- Game Room
- Extended Patio/Large Yard



**4405 Moonlight Drive**

**Creekview Estates**

**McKinney**

***Shows like a Model! This Absolutely Stunning Home boasts Beautiful Upgrades, Designer Touches, Extended Patio & Large Yard! Walking Distance to Pond & Park.***

- Brick & Stone Façade & Door
- Covered Porch w/Custom front door
- Walk up with Beautiful Landscaping
- Stone & Brick encased Flowerbeds
- Hardwood Floors in Foyer, Dining, Study, Kitchen, Breakfast & Family
- Formal Dining with Crown Molding
- Study with French Doors & Built ins
- Open Family with Crown Molding
- Floor to ceiling Stone WB Fireplace with Large Hearth & Cedar Mantle
- Large Windows with Window Seat
- Decorative Art Niches, Arches & Rounded Corners throughout
- Neutral Colors & High end Carpet
- Kitchen with Hardwood Floors
- Granite Counters & Breakfast Bar
- Soaring Ceilings
- Tile Backsplash on Diagonal
- Antiqued White Cabinetry
- Stainless Steel Appliances
- 4 Burner Gas Cooktop with Hood
- Double Stainless Steel Sink
- Large Walk in Pantry
- Charming Breakfast Area
- Separate Utility with Built ins
- Walk out Attic Area with access from Secondary Bedroom
- Garage with Epoxy Flooring
- Radiant Barrier
- Master Suite features Decorative Crown Molding & Large Bay Window
- Lavish Master Bath with Architectural Cuts & Art Niches
- Skip Trowel Paint, Garden Tub & Separate Shower with bench
- Large Walk in Closets
- Spacious Secondary Bedrooms
- Study can be converted to 4th bedroom
- Vaulted Game Room up with Architectural Cuts overlooking Family
- Study Alcove with Built in Cabinets and counter for computer station
- Covered Patio with 10 x 28 extension
- Plenty of Room for Pool & Playset

**Description: 3 Bedrooms/ 3 Baths/ Living/ 2 Dining/ Study/ Game/ 2 Car Garage**

|              |                   |              |           |                |         |               |           |
|--------------|-------------------|--------------|-----------|----------------|---------|---------------|-----------|
| MLS:         | 13372151          | Family Room: | 17 x 16   | Formal Dining: | 13 x 12 | Master:       | 17 x 13   |
| Subdivision: | Creekview Estates | Study:       | 14 x 11   | Kitchen:       | 17 x 9  | Bedroom 2:    | 11 x 14   |
| Year Built:  | 2011              | Game Room:   | 14 x 15/2 | Breakfast:     | 11 x 12 | Bedroom 3:    | 10 x 11/2 |
| Sq. Ft/Lot   | 2511 Appraisal    | Garage:      | 2 Car     | Utility:       | 8 x 5   | Study Alcove: | 6 x 6/2   |

Schools: McKinney ISD    Elementary School: McClure    Middle School: Cockrill    High School: McKinney Boyd



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KELLERWILLIAMS.

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\*Schools subject to verification through McKinney ISD. Client to verify measurements.

