



6209 Mesquite Trail

Trails of 1827



McKinney

\$350,000

- **1 Acre Lot**
- **Granite Countertops**
- **Laminate Hardwoods**
- **Stainless Steel Appliances**
- **Melissa ISD**

Stunning Two Story Home on just over an Acre! Fresh paint, artful details & peaceful landscape! Outstanding Melissa ISD Schools!

- Brick Façade with Covered Front Porch & Landscaping
- Spacious Entry with 8 ft Wooden Front Door
- Study has Laminate Hardwoods, French Doors, 12 ft Ceiling & Wall of Windows
- Formal Dining with Decorative Chandelier & Arched Doorways
- Family Room is Vaulted with 18 ft Ceilings, Laminate Hardwoods & Window Seat looking out to Back Yard
- Main Level Powder Room, Framed Mirror & Pedestal Sink
- Kitchen with Abundance of Freshly Painted Cabinetry, Granite Counters, Large Island with Eat at Bar & Walk in Pantry
- Stainless Steel Appliances Include: Electric Range, Built In Microwave & Dishwasher
- Built In Granite Topped Desk
- Vaulted Master Bedroom has Laminate Hardwoods & Window Seat
- Master Bath has Dual Sinks, Garden Tub, Separate Shower with Bench, Comfort Height Vanity & Walk in Closet
- Upstairs has 2 Secondary Bedrooms & Full Bath with Dual Sinks
- Game Room Up has Tray Ceiling & Great Natural Light
- Main Level Utility Room with Shelving & Tile Floor
- Covered Back Patio, Great Place to Relax
- Large Grassy Back Yard
- 2 Car Garage, Extra Long Driveway
- Roof 2017

3 Bedrooms / 2.5 Baths / Living / Dining / Study / Game / 2 Car Garage

MLS:	14042253	Family Room:	17 x 19	Kitchen:	17 x 12	Master Suite:	13 x 16
Year:	2013	Formal Dining:	10 x 13	Game Room:	18 x 12/2	Bedroom 2:	10 x 12/2
Square Ft:	2,591/tax	Study:	9 x 10	Utility:	6 x 6	Bedroom 3:	10 x 9/2
Lot Size:	1.084/acres						

Melissa ISD: McKillop Elementary Melissa Intermediate Melissa High

*Schools subject to verification through Melissa ISD.



Jane Clark
realty group

Direct: (214) 802-4680
Office: (972) 562-8883
Email: jlclark@kw.com
www.JaneClarkHomes.com



The information contained herein is furnished by the owner to the best of his knowledge but is subject to verification by the purchaser, and agent assumes no responsibility for correctness thereof. The sale offering is made subject to errors, omissions, change of price prior sale or withdrawal without notice. In accordance with the Law, this property is offered without respect to race, creed, national origin, sex, familial status, or disability. Client to confirm measurements.

