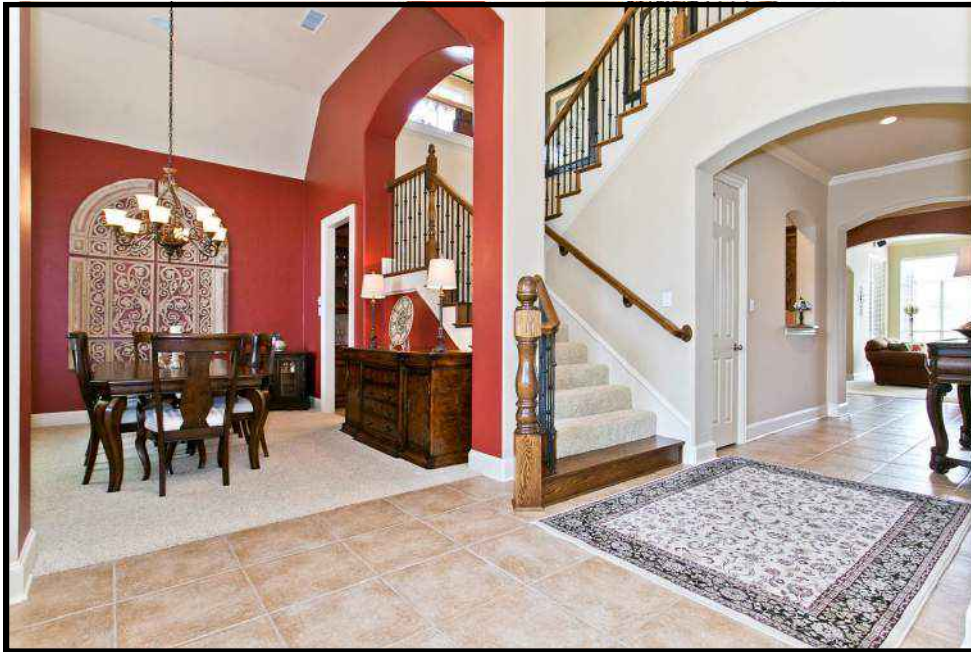




6509 Knollwood Drive  
Tanglewood at Stonebridge  
McKinney

Jane Clark  
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This fabulous home is situated in Tanglewood at Stonebridge Ranch Planned Community. This amazing property backs to the 22nd Fairway of Stonebridge Ranch Golf Course.

Enter this impressive Darling custom through an arched solid oak door with beveled glass. Foyer boasts soaring ceilings, designer chandelier, and wrought iron staircase.

Architectural Arches and Accents are featured throughout.

Formal Living with Crown Molding and 6" Baseboards. Large windows and 14' ceilings is currently being used as Billiard Room.

French Doors lead you into the Private Study with coffered ceiling and extensive millwork and built-ins.



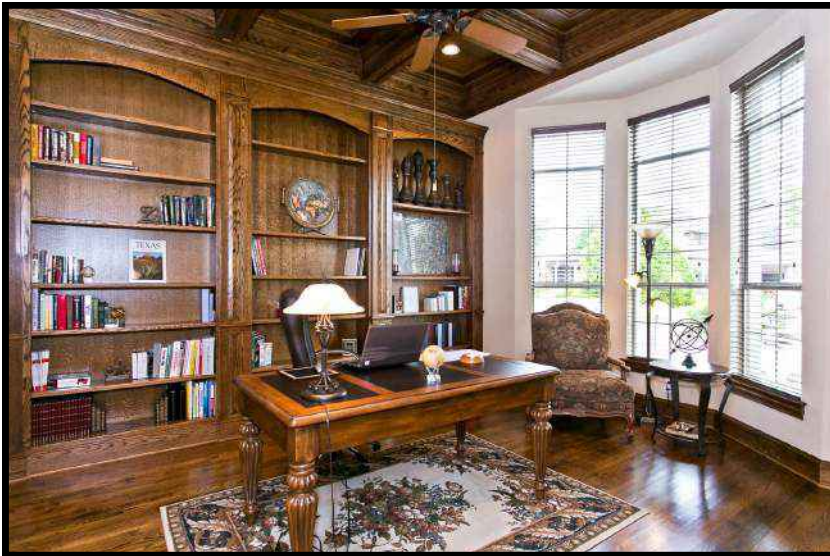


Elegant Formal Dining at its finest with room for 10 comfortably.

14' Vaulted Ceiling, Artistic Wall Art, Elegant Lighting and Beautiful Window Treatments enhance the richness of the exquisite property

Butler Pantry has custom built-in cabinetry with glass fronts, granite counter and tumbled marble backsplash.





Study with Coffered Ceiling & Built-ins



Admin Suite within Study



Family Room with Amazing Fire Place and Custom Entertainment Center



Open Family Room with Magnificent View of Golf Course, Pool & Spa



Gourmets will delight in the beautifully appointed kitchen with granite, Tumbled marble backsplash. Stainless steel Appliances, double ovens, gas cooktop. Hand crafted cabinetry with large custom stained furniture styled island with stainless double sink and wine rack. Fabulous Pendant Light and Artistic Architectural Arches. Breakfast area is enhanced with Walls of Windows offering abundance of natural light and gorgeous Pool and Golf Course Views.





Escape to the private owner's retreat with frieze carpet and designer window treatments. The lavish master bath features oversized shower and jetted tub. Extra large vanity with dual sinks, custom built-ins with spacious sitting area. Solid core doors and an amazing walk-in closet complete this gorgeous master suite.





Upstairs offers a great “entertainment central”. Step into a generous Media Room featuring Soundproofed Walls, Bose Surround Sound Theater System, Vaulted Ceilings, Custom Built-in Entertainment Center with 55” TV, and sconce lighting and lavish carpet. Expansive Game Room completes this entertainer’s delight.

Second Story also features Fabulous Teen Suite off Game Room along with Spacious Secondaries with J&J and private vanities.



Experience the outdoors and tranquility of this relaxing backyard oasis with a breathtaking view of Stonebridge Ranch Golf Course and the extensive landscaped back yard with grassy play area. Heated Pool with tanning deck & Rock Waterfall Features & Spa!





## Distinguishing Features

### Entry

- Brick Faade with Stone Accents
- Solid Oak Door with Beveled Glass Panes
- Soaring 22' Ceiling
- Tile Floor and Pendant Chandler
- Wrought Iron Spindle Staircase
- Skip Trowel Walls throughout
- Extensive Millwork 6" Baseboards
- Distinctive Architectural Arches and Accents
- 

### Formal Dining

- Elegant with Vaulted Ceiling, Crown Molding and Chic Lighting
- Comfortably Seats 10
- Butler Pantry with Granite, Glass Fronts, Subway Tile Floor and Tumbled Marble Back Splash

### Formal Living

- Currently used as Billiard Room
- Crown Molding and 6" Baseboards
- 14 foot Ceiling with Large Windows

### Study

- French Doors to Private Study with Coffered Ceilings, Bay Windows
- Floor to Ceiling Custom Built-in Shelves and Hardwoods
- Double Doors to Admin Suite

### Kitchen & Breakfast Area

- Granite Counter Tops
- Large Tile Flooring
- Custom Rich Oak Cabinetry with Under and Over Mount Lighting
- Tumbled Marble Back Splash
- Granite Furniture Styled Island with Double Stainless Steel Sink, Wine Rack and storage
- 5 Burner Gas Cooktop Pop-up Vent
- Compactor, Dishwasher, Disposal
- Walk-in Pantry with Deep Shelves
- Charming Breakfast Area with Wall of Windows overlooking Covered Patio, Pool/Spa

### Family Room

- Large Inviting Family Room
- Floor to Ceiling Windows
- Natural Stone Fire Place with Hearth and Custom Cedar Mantle
- Built-in Entertainment Center with Surround Sound Speakers
- View of Pool/Spa and Golf Course

### Utility

- Built-in Cabinet with Sink
- Built-in Cabinets & Drying Rack
- Room for Refrigerator/Freezer
- Access to Drive

### Master Retreat

- Private Master Suite with Crown Molding, Solid Core Doors & Wall of Windows
- Extensive Custom Walk-in Closet
- Lavish Master Bath with neutral tile floor, designer window treatments
- Arch framing His & Hers Vanities
- Tile wrapped Jetted Tub & Shower
- Sitting area with Golf Course View

### Secondary Bedrooms

- Jack-n-Jill with private Vanities
- Large Walk-in Closets
- Private Teen Suite with Window Seat, Built-in Shelves and Full Bath
- Access to Additional Large Floored Walk-out Attic

### Media Room

- Custom Entertainment Center
- French Door Entry w/Velour Rope
- Bose Home Theater System with Speakers & 55" TV
- Sound Proofed, Decorative Sconce Lighting, 2" High End Shag Carpet

### Upstairs Game Room

- Spacious Stepup w/Vaulted Ceiling
- Lg windows w/view of golf course
- Access to Floored Walkout Attic



**\$635,000**

**Outdoor Experience**

- Stone bordered Gunite/Heated Pool & Spa with 2 Water falls & tanning area
- Covered Patio with Outdoor Speaker System, Ceiling Fan, TV & Full Yard Spotlights
- Separate fenced enclosure with pool equipment and storage sheds

**Energy Efficiency**

- Upgraded SEER 17 AC Units
- Upgraded Hot Water Heaters and Pool Pump
- Radiant Barrier Roof

MLS:	13126573	Formal Living	16 x 14	Formal Dining:	14 x 13	Master:	22 x 15
Year Built:	2002	Study:	16 x 13	Kitchen:	15 x 16	Bedroom 2:	11 x 14/2
Square Ft.	4654/tax	Family Room:	18 x 17	Breakfast:	12 x 12	Bedroom 3:	13 x 12/2
Garage:	2 car + 1 car	Game Room:	18 x 18/2	Media:	14 x 14/2	Bedroom 4:	14 x 12/2
		Admin Suite	8 x 5	Utility:	12 x 6		
Schools:	McKinney ISD	Elementary:	Wolford	Middle:	Evans	High School:	McKinney Boyd

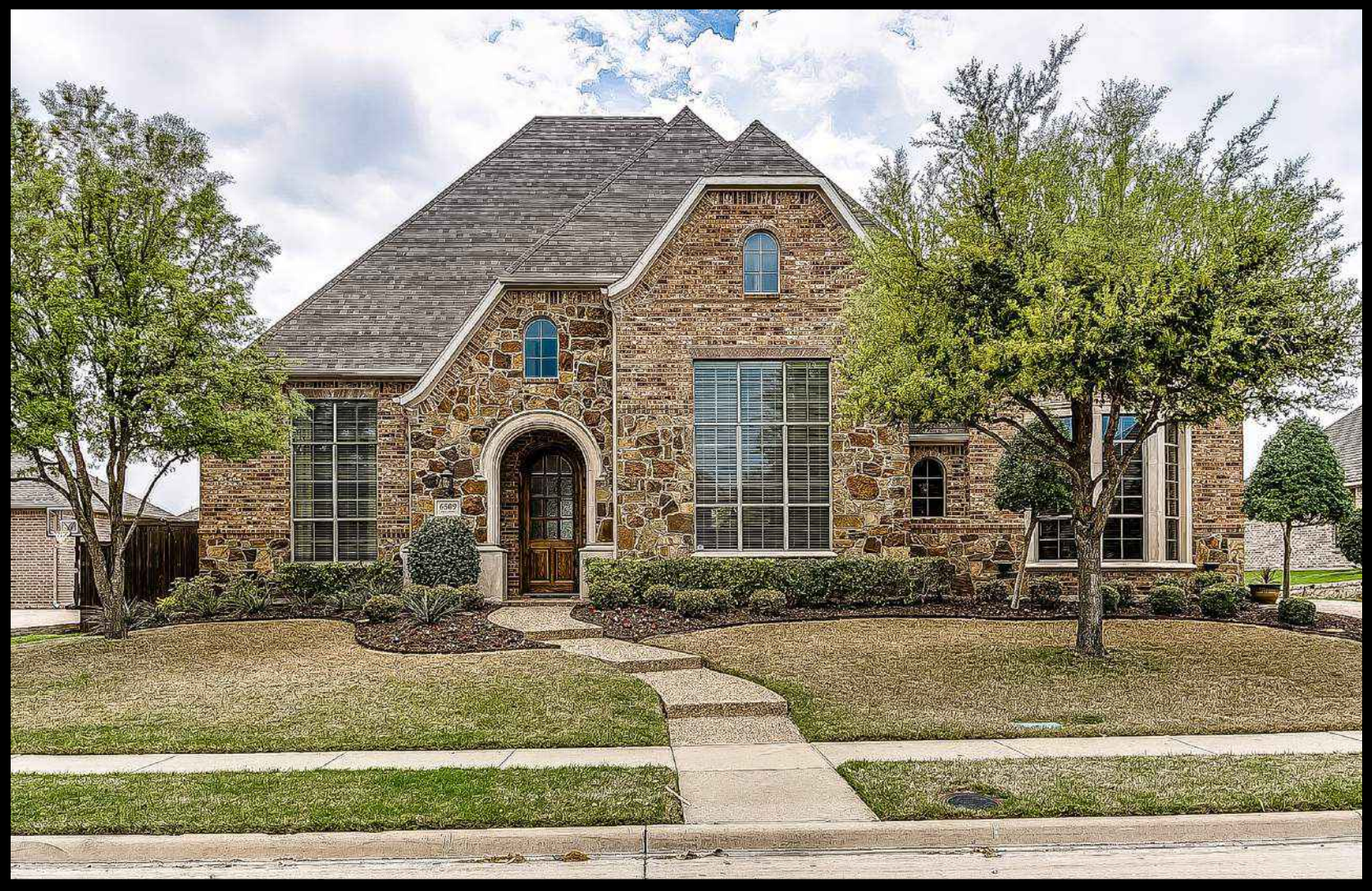
**kw**  
**KELLERWILLIAMS.**  
**REALTY**  
 North Collin County  
 An Independent Member Broker

*Jane Clark*  
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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.



**kw**  
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