



Backyard Oasis with Award Winning Sandler Pool and Spa with Waterfalls, plus Grassy Yard!
This Stunning Custom Highland Home features Impeccable Architecture, Extensive Landscaping and Attention to Detail.

8101 Linksvue Drive is situated on a Corner Lot in The Woodhaven Village of the Stonebridge Ranch Planned Community.



8101 Linksvue Dr
Woodhaven—Stonebridge Ranch
\$548,000

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Entry

- Brick Faade with Stone Accents
- Professionally Landscaped Walk-up
- Enter thru Custom Iron Door with Glass Window Insert
- 15' Soaring Ceiling in Foyer
- Travertine Floors & Crown Molding
- Solid Core 8' Doors
- Pendant Chandelier
- Wrought Iron Spindle Wood Staircase

Formal Dining

- Distinctive Architectural Arches
- Elegant with Crown Molding & Exquisite Chandelier
- Hardwood Floors

Formal Living

- Distinctive Architectural Arches
- Elegant with Crown Molding
- Hardwood Floors

Private Study

- French Door to Private Vaulted Study
- Abundance of Custom Rich Wood Built-ins, including Desk, Bookshelves and Drawers
- Custom Stained Glass with Light
- Hardwoods Floors and Plantation Shutters
- Private Full Tiled Bath
- Walk in Closet

Powder Room

- Main Level with Outside Access to Pool

Kitchen & Breakfast Area

- Granite Counter Tops, Travertine Flooring
- Rich Built-in Cabinetry, some with Glass Fronts, Under Mount Lighting
- Tumbled Marble Backsplash with Decorative Tile Accents above Range
- Granite Island with Pendant Lighting
- GE Monogram Professional Grade Appliances, Stainless Steel
- Gas Range w/Oven, Wall Hood, Wall Convection Oven, Advantium Speed Cooker/Microwave/Convection Oven, Dishwasher & Beverage Cooler
- Walk-in Pantry with Deep Shelves
- Open Breakfast Area w/Wall of Windows and Plantation Shutters

Family Room

- Family Room with Travertine Flooring
- Crown Molding & Ceiling Fan
- Plantation Shutters overlooks Pool
- Wood burning, Gas Logs & Starter
- Rich, Wood Mantle, Floor to Ceiling
- Built-in Entertainment Center

Utility Room

- Full Size Washer & Dryer Area
- Built-in Cabinetry, Counter w/Sink & Rod

Garage

- Oversized 3 Car Garage
- Insulated Wall Separates Double Bay from Single Bay creating Workshop Area

Master Retreat

- Private Master Suite w/Crown Molding & Bay Window, Plantation Shutters
- Extensive Custom Walk-in Closet
- Lavish Master Bath with Marble Countertops & Framed Mirrors
- Jetted Tub & Oversized Frameless Shower
- Travertine Flooring

Secondary Bedrooms up

- Three Spacious Vaulted Bedrooms with Walk in Closets
- Two share Full Bath with Dual Sinks
- One has Hardwoods & Private Full Bath

Upstairs Game Room

- Large Open Game Room with French Doors & Hardwood Flooring
- Huge Storage Closet
- Vaulted Ceiling & Game Table Light
- Custom Wall Cabinet & Counter
- Floored Walk in Attic Space, 32' x 12'

Outdoor Experience

- Award Winning Sandler Pool, Waterfalls, Underwater Bench Seating & Heated Spa
- Covered Patio with Ceiling Fans
- Spacious Open Patio for Lounging and Relaxing by the Pool
- Extensive Landscaping w/Drip Irrigation System
- Grassy Play Yard w/Iron Fence & Gate
- Stained Board on Board Privacy Fence

4 Beds / 4.1 Baths / 2 Living / 2 Dining / Study / Game / Pool & Spa / Grassy Yard / Oversized 3 Car Garage

MLS:	13580923	Family Room:	19 x 17	Formal Dining:	14 x 11	Master:	19 x 14
Subdivision:	Woodhaven	Formal Living:	16 x 13	Kitchen:	15 x 12	Bedroom 2:	13 x 11/2
Year Built:	2001	Private Study:	15 x 13	Breakfast:	19 x 11	Bedroom 3:	13 x 12/2
SF/Lot:	3,889 sf / 0.270 acre	Game Room:	19 x 14	Utility:	7 x 6	Bedroom 4:	113 x 11/2
Schools:	McKinney ISD	Elementary:	Eddins	Middle:	Dowell	High School:	McKinney Boyd

Stonebridge Ranch: Sandy Beach Club, Aquatic Community Pool, Playgrounds & Parks, Tennis Courts, Scenic Lakes & Ponds, Parks with Walking, Jogging & Bike Trails, HOA sponsored community events, parties, holiday celebrations, fishing & more!

*Schools subject to verification through McKinney ISD

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. Client to verify measurements and schools. In accordance with the Law, this property is offered without respect to race, creed, national origin, sex, familial status, or disability.