



**\$284,900**

- **Luxur Patio Communit**
- **Gourmet Granite Kitchen**
- **Hand Scraped Hardwoods**
- **Walking trails to Towne Lake & McKinne Square**



**821 Cloister Way**

**Chapel Hill**

**McKinney**

***Exquisite Patio Home with Classic Architecture, Rich Finishes & Custom Landscaping within Intimate Park setting surrounded by Woods & Trails***

- European Style Stone & Brick Façade
- Front Entry faces Park & Mature trees
- Step up to Covered Porch adorned with vibrant brick encased flower beds
- Hand Scraped Hardwood Floors in Foyer, Study, Family & Dining Rooms
- Arched Doorways, Soaring 11 & 12 ft Ceilings & All Doors are 8 ft
- Rich Millwork & Double Crown Molding in Foyer, Study & Family Rm
- Enter Study through French Doors
- Family Room with Direct Vent Cast Stone Gas Fireplace w/Mantle & Logs
- Elegant Formal Dining with Chandelier
- Frieze Carpet in Master & Second BR
- Floored Attic with Garage Access
- Gourmet Kitchen with Granite Tiled Backsplash on Diagonal
- 4 x 7 Granite Island and Breakfast Bar with Seating area & Storage
- 42" Rich Maple Cabinetry
- Soft Close Glide Drawers
- Under Mount Lighting over Cooktop
- Stainless Steel Appliances
- Generous Corner Walk in Pantry
- Faux Brick arched accents & Skip Trowel Paint with Chic Lighting
- Study alcove with Built in Cabinets & Granite Desk Computer ready!
- Separate Utility w/built in shelving, tile flooring & room for refrigerator
- Low maintenance Energy Efficient
- Private Master Suite features Soaring Ceiling, Crown Molding & Fan
- Large Windows offering natural light
- His & Hers Vanities, Tiled Shower with Bench & Corner Garden Tub
- Built in Linen Closet
- His & Hers Custom Walk in Closets
- Second Bedroom w/Walk in Closet
- **Amazing Outdoor Experience**
- Home faces The Proscenium Park
- Delux Surface Finished Deck with Pergola—perfect for relaxing with morning coffee or entertaining friends
- Professionally Landscaped
- Additional Side Garden to landscape
- Tranquil Walking Paths & Trails

**Description: 2 Bedrooms/ 2 Baths/ Dining/ Living/ Study/ 2 Car Garage/ Front Yard Maintenance**

MLS: 13381262	Family Room: 18 x 17	Formal Dining: 13 x 11	Master: 14 x 18
Subdivision: Chapel Hill	Study: 12 x 10	Kitchen: 16 x 11	Bedroom: 12 x 10
Year Built: 2008	Study Alcove: 8 x 9	Utility: 8 x 7	Garage: 2 Car
Sq. Feet: 1828/Tax	Lot Size: 0.110 acres		

Schools: McKinney ISD    Elementary School: Malvern    Middle School: Dr. Jack Cockrill    High School: McKinney



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reality group

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**kw**  
KELLERWILLIAMS.

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.

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







To McKinney Historic District

PHASE 1

\*321 Cloister Way

\*Enter through the Proscenium Park Entrance



- 50' Front Entry
- 40' Front Entry
- 50' Rear Entry
- 40' Rear Entry

## CHAPEL HILL

PHASE 2    MCKINNEY, TEXAS

To Towne Lake Park

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