



\$275,000

- **Hardwood Floors**
- **Granite Kitchen**
- **Huge Back ard**
- **Craig Ranch Amenities**



8312 Hitching Trail Craig Ranch North McKinney

Charm and Warmth are the Impressions felt throughout this DR Horton Home Close to Schools, Restaurants, Shopping and Entertainment!

- Quaint walk up
- Foyer with Soaring Ceilings
- Hardwood floors flow into Formal Dining & Family rooms
- Formal Dining with Decorative Crown/Picture Frame Molding
- Inviting Family Room with Tiled Fireplace Decorative Wood Mantle & Gas Starter
- Wrought Iron Staircase
- Vaulted Game Room up
- Custom Window Treatments and Rods
- Granite Counters & Breakfast Bar
- Subway Tile Backsplash with Decorative Mosaic Accented Design
- 4 Burner Gas Cooktop
- Recent Stainless Steel Dishwasher
- Built in Microwave
- Rich Cabinetry with Recent Stain
- Under Mount Lighting
- Charming Breakfast Area
- Pantry with Deep Shelving
- Separate Utility w/built ins cabinet and hanging rack
- Additional Under stair Storage area
- Master Suite with Hardwoods
- Vaulted Ceiling with Oversized Fan
- Master Bath features Dual Sinks, Separate Shower, Garden Tub and Large Custom Walk in Closet
- Secondary Bedrooms vaulted w/fans, and large walk in closets
- One with Bead Board Wainscoting

Updates

- Roof & Fence w/Custom 8' Door 2015
- Granite Kitchen 2014
- Hardwood Floors 2014
- 2 Lenox AC Units 2012

Description: 3 Bedrooms/ 2.1 Baths/ 1 Living/ 2 Dining/ Game Room/ 2 Car Garage

Craig Ranch Amenities: Community Pool/Parks/Playgrounds/Old Fashion Trolley/Community Events throughout the year

MLS:	13395743	Family:	14 x 13	Kitchen:	11 x 9	Master:	16 x 13
Year Built:	2006	Formal Dining:	12 x 12	Breakfast:	9 x 7	Bedroom 2:	13 x 10/2
Subdivision:	Craig Ranch	Game:	22 x 14/2	Utility:	10 x 6	Bedroom 3:	12 x 12/2
Sq. Feet	2318/Tax	Lot Size:	0.15 Acres				

Schools: Frisco ISD Elementary School: Ogle Middle School: Scoggins High School: Independence



Jane Clark
realty group

Direct: (214) 802 4680

Office: (972) 562 8883

Email: jlclark@kw.com

www.JaneClarkRealty.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.

*Schools subject to verification through Frisco ISD.

