



**\$450,000**

- **2+ Acre Lot/Horses Allowed**
- **Pool, Spa & 2 Story Playset**
- **Scraped Hardwoods/Granite**
- **Vaulted Ceilings**



**1820 Meadow Ranch Rd**

**Meadow Ranch**

**McKinney**

**Enjoy Peace & Tranquility in this Stunning Home on a 2.17 Acre Lot  
Country Living close to City Amenities— The Best of Both Worlds!**

- Brick and Stone Faade
- Lead In-layed Glass Front Door
- Welcoming Foyer with Art Niche
- Iron Spindle Staircase
- Scraped Hardwoods flow through Formals, Family Room, Master Suite & Secondary Bedrooms
- Formal Living w/Bay Windows, Crown Molding & Oversize Fan
- Elegant Formal Dining with Chair Rail & Double Crown Molding
- Inviting Family Room features Floor to Ceiling Brick Fireplace, Hearth & Custom Wood Mantle
- Rounded Corners & Chic Lighting
- Decorative Architectural Accents with Rounded Arches & Corners
- Kitchen with Brazillian Granite
- Large Granite Island w/storage
- Glass Tile Backsplash
- 4 Burner JennAir Cooktop
- Antiqued White Cabinetry
- Under mount Lighting
- Designer Lighting over Island & Breakfast Area
- Charming Breakfast Area offers Fabulous View of Covered Patio, Pool & Grounds
- Half Bath down with Decorative Vessel Sink & Designer Faucet
- Separate Utility Room with Built-in Cabinets & Counters
- Intercom & Sound System
- Solar Screens
- Master Suite Vaulted with Crown Molding and Corner Accents
- Master Bath with Cornered Shower, Jetted Tub & Frosted Glass Window
- His & Hers Vanities, Linen Closet
- Spacious Secondary's-Split with Large Closets
- Second Bedroom versatile-works well as study

#### **Outdoor Experience**

- 2+ Acres of Sprawling Open Land
- Pool and Spa with Waterfall
- Fenced in Play Area with 2 Story Playhouse and Swing Set
- Side yard for Garden/Flowerbeds
- Cedar Covered Patio—Perfect for Grilling & Entertaining

**4 Bedrooms / 2.1 Baths / 2 Living / 2 Dining / Oversized 2 Car Garage**

MLS:	13220889	Formal Living:	17 x 14	Dining Room:	10 x 13	Master Bedroom:	14 x 19/2
Subdivision:	Meadow Ranch	Family Room:	14 x 21	Kitchen:	12 x 10	2nd Bedroom:	13 x 19/2
Year Built:	2000	Garage:	2 Car	Breakfast:	12 x 12	3rd Bedroom:	11 x 15/2
Square Feet:	2635/Tax	Lot Size:	2.169 acres	Utility:	5 x 12	4th Bedroom	13 x 12/2

Schools: McKinney ISD: Elementary: McClure Middle School: DJ Cockrill High School : McKinney Boyd



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\*Schools subject to verification through McKinney ISD







