



**\$689,000**

- **Golf Course Lot**
- **Granite Countertops**
- **Hardwood Floors**
- **Swimming Pool**
- **30x22 Floored Attic Space**



**2706 Brookside Lane**

**Sunset Ridge Estates**

**McKinney**

***Golfer's Paradise Overlooking Eldorado Country Club Course! Minutes to Exceptional Valley Creek Elementary and Easy Access to US75!***

- Brick Façade with Covered Front Porch
- Walk-up Adorned with Mature Trees and Lush Landscaping
- Entry has Glass Front Door and Side Lights, Tile Floors and 18-ft Ceiling
- Family Room offers Hardwood Floors, Gas Log Fireplace Flanked by Built-In Cabinetry, 18-ft Ceiling, Wall of Windows and is Wired for Surround Sound
- Study with French Doors, Built-In Desk and Hutch with Glass Front Cabinets and Built-In Speakers
- Under Stair Wine Grotto has Light and Wrought Iron Door
- Gourmet Kitchen features Granite Countertops, White Cabinetry with Undermount Lighting, Furniture Style Island and Prep Sink
- Appliances Include: Built-In Sub-zero Fridge, Double Ovens, Gas Cooktop, Trash Compactor and Ice Maker
- Breakfast Area with Tile Floors, Chandelier and Pool Views
- Private Master Suite has Hardwood Floors, Door to Patio, Speakers and Bay Window
- Master Bath with Separate Vanities, Travertine Floors, Separate Shower, Jetted Tub and Walk-In Closets with Custom Built-Ins
- Main Level Game Room with Tile Floors, Speakers, Recessed Lights, Wall of Windows and Pocket Doors
- Three Secondary Bedrooms Upstairs
- Full Bathroom Up has Built-In Storage Hutch, Dual Sinks, Separate Shower and Soaker Tub
- Loft Area with Hardwood Floors
- Utility Room offers Laundry Chute, Built-In Cabinetry, Sink and Room for Full Size Washer and Dryer
- Unfinished 30x22 Attic
- Covered Patio extends to Pool with Gorgeous Backyard Views and Lush Landscaping
- 3 Car Oversized Garage has Epoxy Floors and Storage Cabinets

**4 Bedrooms / 2.5 Baths / Living / Dining / Study / Game Room / Loft / 3 Car Garage**

MLS:	20048712	Family Room:	15 x 23	Kitchen:	14 x 13	Master Suite:	16 x 17
Year:	1998	Study:	9 x 13	Breakfast:	16 x 11	Bedroom 2:	11 x 13/2
Square Ft:	3,850/tax	Game Room:	19 x 14	Utility:	10 x 9	Bedroom 3:	11 x 13/2
Lot Size:	0.21 acre	Loft Area:	17 x 7	Unfinished Attic:	30 x 22	Bedroom 4:	11 x 14/2

McKinney ISD:                      Valley Creek Elementary                      Faubion Middle                      McKinney High

\*Schools subject to verification through McKinney ISD.



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