



kw
KELLERWILLIAMS.
REALTY

\$778,000

6804 Knollwood Drive
Tanglewood at Stonebridge
McKinney

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Entry

- Brick Faade with Stone Accents
- Professionally Landscaped Walk-up
- Soaring Ceilings
- Hand Scraped Hardwood Floors
- Solid Core Doors & 6" Baseboards
- Wrought Iron Spindle Staircase
- Distinctive Architectural Arches, Accents & Rounded Corners

Formal Dining

- Elegant with Triple Crown Molding & Exquisite Chandelier
- Plantation Shutters
- Hand Scraped Hardwood Floors
- Bulter Pantry with Granite, Glass Fronts & Tumbled Marble Backsplash

Piano Room

- Hand Scraped Hardwood Floors
- Arched Entry & Plantation Shutters
- Crown Molding & 6" Baseboards

Study

- French Doors to Private Study with Paneless Glass overlooking Courtyard
- Floor to Ceiling Custom Built-ins
- Hand Scraped Hardwood Floors
- Sitting area for reading & relaxing

Kitchen & Breakfast Area

- Granite Counter Tops
- Hand Scraped Hardwood Floors
- 42" Rich Built-in Cabinetry
- Tumbled Marble Back Splash
- Granite 4x7 Island with Breakfast Bar
- Double Convection Ovens
- Bricked Arch over Dcor Gas Cooktop
- Sub-zero Refrigerator with wood panels
- Walk-in Pantry with Deep Shelves
- Charming Breakfast Area with Wall of Windows overlooking Patio, Pool/Spa

Family Room

- Inviting Family Rm w/Plantation Shutters
- Natural Stone Fire Place with Brick Accents, Hearth & Cedar Mantle
- Wood burning, Gas Logs & Starter
- Built-in Entertainment Center

Media Room

- French Door Entry & Vaulted Ceiling
- Surround Sound Wiring
- Decorative Columns & Molding with Sconce Lighting

Utility/Mud Room

- Built-in cabinetry with Sink & counters
- Bead board cubbies, shelf & shoe bench
- Room for Refrigerator

Master Retreat

- Private Master Suite w/Crown Molding, Solid Core Doors
- Plantation Shutters in Sitting Area
- Extensive Custom Walk-in Closets
- Lavish Master Bath with Granite His & Hers Vanities & Designer Lighting
- Jetted Tub & Oversized Shower

Secondary Bedrooms

- Jack-n-Jill with private Vanities
- Large Walk-in Closets
- Plantation Shutters in all rooms
- Guest Suite with full bath down

Upstairs Game Room

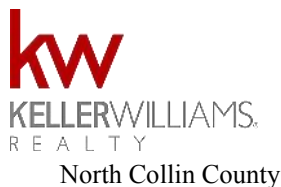
- Spacious Step-up w/Vaulted Ceiling
- Large windows w/Plantation Shutters
- Access to Brick & Wrought Iron Balcony

Outdoor Experience

- Flagstone bordered Pool & Spa with Waterfall Features & Tanning Area
- Open Pebbletec Patio
- 2 Arched Brick Covered Patios
- Free Standing Brick Wood Burning Fireplace with hearth & mantle
- Multiple large grass play areas
- Quaint Courtyard with front access
- 3 Car Garage-room for refrigerator

MLS:	13384205	Family Room:	21 x 19	Formal Dining:	17 x 12	Master:	22 x 20
Year Built:	2005	Study:	16 x 12	Kitchen:	20 x 18	Guest Ste/BR 2:	12 x 17
Square Ft.	5298/Tax	Piano Room:	12 x 9	Breakfast:	12 x 11	Bedroom 3:	14 x 11/2
Lot Size:	0.320 acres	Game Room:	18 x 19/2	Wine Grotto:	12 x 16	Bedroom 4:	16 x 13/2
Garage:	3 Car/Split	Media Room:	17 x 20/2	Utility:	10 x 12	Bedroom 5:	17 x 13/2
Schools:	McKinney ISD	Elementary:	Glen Oaks	Middle:	Dowell	High School:	McKinney Boyd

5 Beds/ 4.1 Baths/ 4 Living/ 2 Dining/ Piano Room/ Study/ Wine Grotto/ Pool & Spa/ Oversized 3 Car Garage Split



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