



**\$350,000**

- Granite Kitchen
- Hardwoods
- Plantation Shutters
- Large Back Yard



**919 Colorado Drive**

**Waterford Trails**

**Allen**

*Custom Darling nestled amongst Greenbelt that intertwines through and compliments the Serenity of this Beautiful Home*

- Brick w Plantation Shutters
- Lg Tile Floor in Foyer & Hall
- Formal Dining w/Hardwoods & Double Doors to Kitchen
- Decorative Lighting & Rods
- Study Hardwoods/French Drs
- Wide Plank Hardwood Floor in Huge Open Family Room with Tile Fireplace & Custom Decorative Wood Mantle
- Wrought Iron Spindle Strease
- Wall of Windows offering abundance of natural light overlooking Patio & Yard
- Understair 1/2 bath & storage
- Granite Countertop w/Subway Tile on Diagonal Backsplash
- Granite Island & Breakfast Bar with Seating
- Under mount Lighting
- 4 Burner Gas Cooktop
- Double Oven, Blt-in Microwave
- Stainless Steel Dual Sink
- Skiptrowel & Custom Cabinetry
- Walk-in Pantry w/Deep Shelves
- Breakfast Area w/Granite Top Desk and Custom Built-ins
- Easy Access to Stunning Yard
- Separate Utility with Sink and Built-in Cabinets
- Master Bedroom w/Crown Molding
- Neutral Colors & Frieze Carpet
- Double Doors to Master Bath
- Dual Vanities Corner Jetted Tub, Linen Closet & Chic Lighting
- Large Custom Walk-in Closet
- Spacious Secondary Bedrooms
- Game Room w/ Vaulted Ceilings, Closet & Full Bath
- Spacious Secondary Bedrooms-Split
- 2 3rd Floor Attics for extra storage
- **Rediscover Backyard Fun!**
- 2 Covered Patios with 2 Ceiling Fans
- Large landscaped backyard
- Perfect size for a pool and play set.

**Waterford Trails: Amenities: Greenbelt Intertwined, Walk/Jog Trails, Close to Shopping & Entertainment**

**Description: 4 Bedrooms/ 3.5 Baths/ 1 Living/ 2 Dining/ Game Room/ Study/ 2 Car Oversized Garage**

MLS:	13105591	Formal Dining:	14 x 12	Study:	12 x 12	Master:	18 x 11/ 1
Subdivision:	Waterford Trails	Family Room:	21 x 18	Kitchen:	11 x 10	Bedroom 2:	14 x 12/ 2
Year Built:	2004	Game Room:	16 x 14/ 2	Breakfast:	11 x 10	Bedroom 3:	12 x 11/ 2
Sq. Feet	2971 /Taxes	Utility	9 x 5	Bedroom 4:	13 x 11/ 2		
Schools:	Allen ISD	Elementary School:	Cheatham	Middle School:	Curtis	High School:	Allen High



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\*Schools subject to verification through McKinney ISD.

