

## \$500,000

- Hardwood Floors
- Granite Countertops
- Stainless Steel Appliances
- Cased Windows and Doors



**5304 Sutton Circle** 

### The Retreat at Craig Ranch

**McKinney** 

## Exceptional Custom Home in Charming Neighborhood with Wonderful Amenities! Gorgeous Finish-Out and Floorplan! Great Location!

- Stone Façade with Covered Front Porch and Lush Landscaping, Great Curb Appeal
- Entry features Travertine Floors, Plantation Shutters and Archways
- Rich Hardwood Floors Stretch Main Living Areas, Plus Landing and Game Room
- Distinguished Family Room Coffered Ceiling and Gas Log Fireplace
- Formal Dining has Tray Ceiling and Decorative Chandelier
- Sitting Area offers Plantation Shutters and Door to Side Yard
- Additional Main Level Living Space with Built-In Speakers and Closet

- Gourmet Kitchen has Abundance of Built In Cabinetry, Granite Counters and Tile Backsplash
- Stainless Steel KitchenAid
   Appliances include: 4-Burner Gas
   Range, Add Electric Oven and
   Built-In Microwave
- Master Suite has Plantation Shutters, Built-In Speakers and Ensuite Bath with 2 Walk-In Closets, Separate Granite Topped Vanities, Jetted Tub and Separate Shower
- Second Main Level Bedroom with Plantation Shutters and Walk-In Closet
- Full Hollywood Bath has Framed Mirror, Soaker Tub, Separate Shower and Granite Counters

- Wooden Stairs lead to Landing at Top with Recessed Lights and Storage Closet
- Spacious Game Room offers Built-In Speakers and Recessed Lights
- Additional Second Bedroom with Sitting Area, Walk-In Closet and Bathroom Access
- Full Bath with Hall Entry, Granite Counters and Soaker Tub
- Utility Room with Built-in Cabinets, Sink and Storage Bench
- Cased Solid Core Doors and Windows
- Covered Patio leads out to Small Grassy Area
- 2 Car Garage with 220 Volt Wiring and Cedar Doors

#### 3 Bedrooms / 3 Baths / Dining / 4 Living / Game Room / 2 Car Garage

MLS: 14617308 Family Room: 15 x 14 Formal Dining: 12 x 15 Master Suite: 13 x 13 Subdivision: Retreat at Craig Kitchen: 12 x 13 Landing: 13 x 12/2 Bedroom 2: 12 x 13 Ranch

Year Built: 2007 Sitting: 10 x 14 Game Room: 23 x 23/2 Bedroom 3: 14 x 15/2

Square Feet: 3,160/tax Living: 10 x 14

Frisco ISD: Isbell Elementary Lawler Middle Emerson High

\*Schools subject to verification through Frisco ISD. Client to confirm measurements.





Direct: (214) 802-4680 Office: (972) 562-8883 Email: jlclark@kw.com www.JaneClarkHomes.com















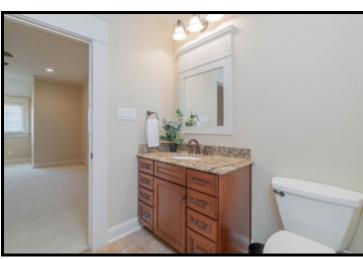




















# **5304 Sutton Circle** The Retreat at Craig Ranch

#### The Retreat at Craig Ranch Amenities

- 7,000 Square Foot Clubhouse
- Resort-Style Swimming Pool with Spa
- Fitness Center
- Billiards
- Fireplace
- Full Kitchen
- In addition to the other Craig Ranch Amenities: 2 Swimming Pools, Playgrounds, Splash Pad, Greenspaces





#### **Condo Association Dues Include**

- All Exterior Repairs Including Foundation, Roof, Gutters, Trim, Windows, Irrigation System Maintenance and Water Bill for Lawn
- All Yard Maintenance



