



2604 Woodland Court
Village of Eldorado
\$588,000

Jane Clark, ABR, ALHS
214-802-4680
jlclark@kw.com
www.JaneClarkRealty.com

Vintage Style Custom at its Finest!

This Beautiful Custom with Wrap Around Porch Nestled Among the Trees On a .45 Acre Cul De Sac Lot Offers the Charm of Nostalgia!

- Classic American Wraparound Porch Nestled amongst Mature Trees & Brick Lined Walkway
 - Transom Entry with Classic Hardwoods flowing past Formal Dining into Family Room
 - Elegant Formal Dining with Crown Molding & Trim
 - Large Inviting Family Room
 - Antique Oak Fireplace with Mirrored Mantle and Tumbled Marble Frame with Gas Logs/Direct Vent
 - Media Room with Granite Wet Bar, Copper Sink, Home Theater System & Corner Built-ins
 - Game Room/Office w/Hardwoods, Custom Built-ins
 - Bonus Room Perfect for Entertaining
 - Sunroom with Wall to Wall Windows
 - Hardwood Stairs w/Stairwell Lighting
 - All Windows and Doors Casued with Wood Trim
 - Framed Solid Core Doors
- Kitchen**
- Granite Counter Tops, Custom Cabinetry, Antique Leaded Pulls and Under Mount Lighting
 - Classic Hardwoods throughout
 - Bead Board Back Splash
 - Granite Island & Breakfast Bar
 - 36" Gas Range w/30" Gas Oven & 5 Burner Electric Cooktop,
 - Two 30" Electric Ovens & Convection Microwave
 - McCray Antique Oak Ice Box/ Refrigerator
 - Kitchen Aid Compactor & Icemaker
 - Porcelain Double Sink w/Vegetable Rinse, Filtered Instant Hot/Tap Water Dispenser & Soap Dispenser
 - Butler Pantry with Granite & Glass Fronts Under Mount Lighting
 - **2nd Kitchen** with Double Sink, Disposal, Dishwasher, Compactor
 - Cut-out for Refrigerator & Freezer
 - Access to Front Porch
- Master Bedroom Hardwoods, Custom Window Treatments w/Pull Down Shade
 - Master Bath with Large Vanity, Dual Sinks, Built-ins with TV, Huge Double Shower with Multiple Body Sprays
 - Large Walk-in Closets
 - Private Exercise Room. Full Wall Mirror, Carpeted, Corner Built-ins
 - Secondary Bedrooms with Full Baths & Walk-in Closets, one w/Cedar Closet
 - All Bedroom & Bathroom Walls Insulated with Sound Proofing
 - Amazing 2 Story Walk Out Attic
 - Utility Built-ins, Sink & Planning Desk
 - Oversized Carpeted 3 Car Garage w/Built-in Upper Cabinets, 3 Insulated Overhead Doors and a 1/2 Bath
 - **4th Garage/Wrkshp:** Heat-A/C, 220 outlet Oversized Insulated Garage Door, Workbench w/Upper Cabinets & Under Mount Lighting, 700 sq ft Storage Space Above
 - Professional Landscaping and Lighting System in Front and Back Yard

MLS:	13101922	Family Room:	19 x 23	Formal Dining:	16 x 15	Master:	17 x 13
Square Ft:	4,482/Appr	Study:	9 x 23	Kitchen:	14 x 16	Bedroom 2:	16 x 10/2
Year Built:	1996	Bonus:	11 x 15	Breakfast:	11 x 11	Bedroom 3:	14 x 11/2
Garage:	31 x 25/3 Car	Game Room:	11 x 16/2	Kitchen 2	8 x 9	Exercise Room:	8 x 8
Garage/Workshop	21 x 21/4	Media Room:	15 x 23	Utility:	7 x 9	Sunroom:	12 x 12
Schools:	McKinney ISD	Elementary:	Valley Creek	Middle:	Faubion	High School:	McKinney High



Jane Clark, ABR, ALHS
Office: (972) 562-8883
Direct: (214) 802-4680
Email: jlclark@kw.com
www.JaneClarkRealty.com



The information contained herein is furnished by the owner to the best of his knowledge but is subject to verification by the purchaser, and agent assumes no responsibility for correctness thereof. The sale offering is made subject to errors, omissions, change of price prior sale or withdrawal without notice. In accordance with the Law, this property is offered without respect to race, creed, national origin, sex, familial status, or disability.