



\$509,900

- High End Granite
- Handscraped Hardwoods
- Plantation Shutters
- Radiant Barrier
- Oversized 2 Car Garage



317 Rough Creek Dr

Wynn Ridge Estates

Stonebridge Ranch

***Absolutely Stunning Custom Highland Home with Extensive Upgrades
Barely Lived In and Energy Star Certified! Prime Location & Schools!***

- Brick & Stone Façade w/Arched Porch
- Walk up Adorned with Lush Landscaping and Trees
- Soaring 18' Foyer with Handscraped Hardwood Flooring and Wood Entry Door with Glass & Iron
- Formal Dining has 11' Ceiling, Handscraped Hardwoods, Crown Molding & Plantation Shutters
- Private Study with French Doors has Berber Carpet & Plantation Shutters
- Open Family Room has 18' Vaulted Ceiling, Handscraped Hardwood Floors, Stone Gas Fireplace and Plantation Shutters
- Utility Room with Quartz Counters, Built In Cabinets and Sink
- Gourmet Kitchen with Upgraded 20x20 Ceramic Tile Flooring
- High End Granite Countertops, Stone Backsplash, U Mount Lights
- Huge Island with Breakfast Bar
- Stainless Steel Appliances include: 5 Burner Gas Cooktop, Double Ovens and Built In Microwave
- Butler Pantry w/Built in Cabinetry, Desk and Undermount Lighting
- Charming Breakfast Room with Large Windows with Plantation Shutters and View of Back Yard
- Main Level Secondary Bedroom with Walk in Closet, perfect for Nursery or Guest Room
- Hidden Tilt Plant. Shutters Thruout
- Master Suite is Vaulted with Wall of Paneless Windows
- Master Bath has Dual Sinks, Granite Counters, Oversized Tub, Separate Shower & Huge 15x7 Walk in Closet
- Upstairs features Vaulted Game Room w/Ceiling Fan
- Media Room with Double Doors and Sconce Lighting
- One Secondary Bedroom with Walk in Closet and Private Full Bath
- Two Additional Secondary Bedrooms with Walk In Closet and Shared Full Bath with Dual Sinks
- Large Covered Patio with Fan
- Sprawling Grassy Yard, Ready for Pool or Playset, Wood Fencing

5 Bedrooms / 4 Baths / 2 Dining / Family / Game / Media / Oversized 2 Car Garage

MLS: 13791115	Family Room: 17 x 17	Kitchen: 14 x 13	Master Suite: 18 x 13
Year: 2014	Study: 12 x 11	Dining: 14 x 10	Bedroom 2: 11 x 10
Square Ft: 3,691/tax	Utility Room: 10 x 8	Breakfast: 11 x 10	Bedroom 3: 13 x 10/2
Lot Size: 0.1725 ac	2 Car Garage: 27 x 19	Game Room: 18 x 14/2	Bedroom 4: 13 x 10/2
Subdivision: Wynn Ridge Estates		Media Room: 17 x 13/2	Bedroom 5: 11 x 11/2

Schools: McKinney ISD Elementary School: McClure Middle School: Cockrill High School: McKinney North

*Schools subject to verification through McKinney ISD. Client to confirm measurements.



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317 Rough Creek Drive

Wynn Ridge Estates Subdivision of Stonebridge Ranch

Stonebridge Ranch Amenities

- Sandy Beach Club
- Aquatic Community Pool
- Playgrounds & Parks
- Tennis & Sports Courts
- Scenic Lakes & Ponds
- Parks with Walking, Jogging & Bike Trails
- HOA sponsored community events: Beach Club Parties, Holiday Celebrations, Fishing & More!



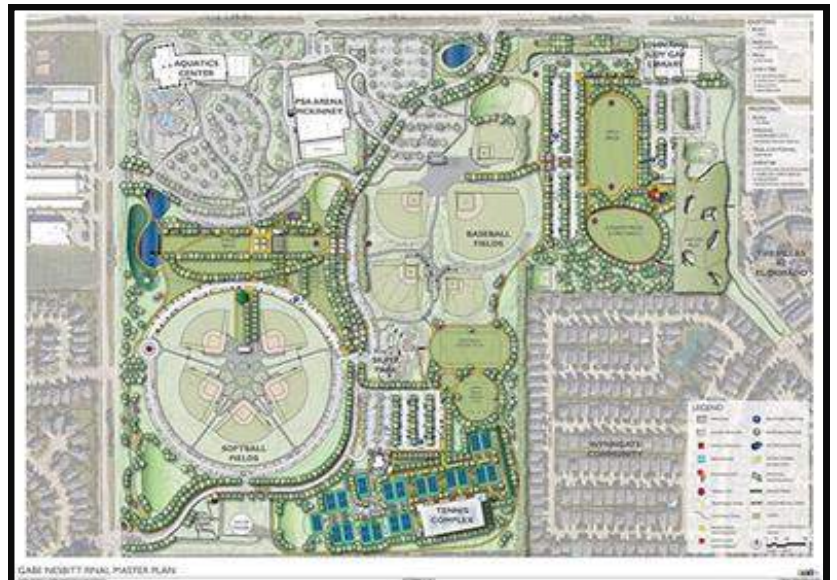
Stonebridge Ranch Beach Club

- Resort Style Sandy Beach Club & Swim Lagoon
- Shady Cabanas
- Picnic Areas
- Access to Lake & Paddle Boats

Stonebridge Ranch Beach Club

Gabe Nesbitt Community Park & Athletic Complexes

- McKinney PSA Sports Complex
- Apex Center, Fitness Center & Aquatic Park
- 5 Baseball Fields lighted with grass infields & covered seating
- 5 Softball Fields lighted with covered seating
- Skate Park
- Tennis Complex
- Hike & Bike Trails and Jogging Track
- Concessions with Restrooms
- The John & Judy Gay Library



Gabe Nesbitt Community Park and & Athletic Complexes

Stonebridge Ranch & McKinney Community