



**\$449,900**

- Granite Countertops
- Stainless Steel Appliances
- Main Level Second Bedroom
- Amazing Family Room
- Recent Carpet and Paint



**4904 Fairway Hill Lane**

**Pecan Crossing**

**Stonebridge Ranch**

***Stunning Home in Private Neighborhood in Sought-after Stonebridge Ranch!  
Perfect for Family Living and Entertaining! Walk to Park!***

- Brick Façade with Arched Front Porch
- Lush Landscaping & Mature Trees
- Soaring Entry has 19ft Tray Ceiling with Double Crown Molding and 8ft Front Door
- Formal Living features Gas Log Fireplace with Gorgeous Millwork
- Formal Dining has Double Crown Molding and Chic Chandelier
- Spacious Utility Room has Built-In Cabinetry, Large Storage Closet and Room for Fridge
- 2nd Bedroom on Main with Built-In Shelving and Walk-In Closet, Works well as a Private Study
- Full Bathroom
- Gourmet Kitchen has Abundance of White Built In Cabinetry with Over and Under Mount Lighting, Granite Counters, Tile Backsplash, Island and Breakfast Bar for Additional Seating
- Stainless Steel Appliances include: 5 Burner Gas Cooktop, Double Ovens, Dishwasher and Microwave
- Charming Breakfast Area with Doors to Patio and Yard and Great Natural Light
- Inviting Family Room offers Vaulted Wood Ceiling, Floor to Ceiling Brick Wood Burning Fireplace with Mantel Flanked by White Built-ins Entertainment Cabinets and Shelving
- Half Bath with Pedestal Sink
- Private Master Suite has Double Tray Ceiling and Double Crown Molding
- Spa-Like Master Bath with Separate Vanities, Jetted Tub, Seamless Glass Shower and Walk-In Closet
- Spacious Game Room Upstairs
- Media Room with Built-In Cabinetry, Tile Countertop, Space for Mini Fridge and Abundance of Storage
- 2 Secondary Bedrooms each with Walk-in Closets, Private Separate Vanities, Share Jack & Jill Bath
- Private Shaded, Soothing Backyard Oasis with Patio surrounded by BOB Wood Stained Fence
- 3 Car Split Side Garage
- 2017-Roof, Gutters, Fence, both WH

**4 Bedrooms / 3.5 Baths / 2 Dining / 2 Living / Game / Media / 3 Car Garage**

|                             |                        |                      |                           |
|-----------------------------|------------------------|----------------------|---------------------------|
| MLS: 14361580               | Formal Living: 13 x 16 | Kitchen: 14 x 15     | Master Suite: 13 x 17     |
| Subdivision: Pecan Crossing | Formal Dining: 13 x 16 | Breakfast: 15 x 11   | Bedroom 2/ Study: 12 x 13 |
| Year/Lot Sz: 1996/0.28 acre | Family Room: 17 x 21   | Game Room: 19 x 13/2 | Bedroom 3: 10 x 13/2      |
| Square Feet: 4,0845tax      | Utility Room: 5 x 11   | Media Room 16 x 13/2 | Bedroom 4: 10 x 13/2      |
| McKinney ISD                | Glen Oaks Elementary   | Dowell Middle        | McKinney Boyd High        |

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



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KELLERWILLIAMS.  
REALTY

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. Client to confirm measurements.





# 4904 Fairway Hill Lane

## Pecan Crossing Village 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 and Swim Lagoon
- Shady Cabanas
- Picnic Areas
- Access to Lake & Paddle Boats



### 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

