



**\$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 Ranch	Kitchen:	12 x 13	Landing:	13 x 12/2	Bedroom 2:	12 x 13
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.



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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.





# 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

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