



**\$589,000**

- **Hardwood Floors**
- **Leathered Granite Countertops**
- **Plantation Shutters**
- **Private Balconies**



**6601 Mediterranean Dr #6201**

**Adriatica**

**McKinney**

*Adriatica is a 45-acre village located on a private lake full of breath-taking views. Modeled after a quaint European fishing village in Croatia with it's charming atmosphere, serene residential options and business and retail districts all come together to create an enhanced-living experience and balanced way of life.*

- Elegant Second Floor Condo with Two Private Balconies and Secured Hallway with 2 Locked Entries
- Open Floorplan is Perfect for Entertaining
- Living Area features Gorgeous Lake Views, Hardwood Floors, Plantation Shutters, Crown Molding, Recessed Lights and Private Balcony
- Formal Dining Area has Hardwood Floors and Chic Chandelier
- Gourmet Kitchen offers Leathered Granite Counters, Hardwood Floors, Stainless Steel Appliances, Under Mount Sink and Lighting, Crown Molding, Pendant Lights and Built-In Refrigerator
- Private Master Suite has Bow Window, Crown Molding, Recessed Lights, Private Balcony with Amazing View
- Master Bath with Dual Sinks, Granite Countertops, Soaker Tub and Separate Shower
- Two Secondary Bedrooms
- Full Ensuite Bathroom has Granite Countertops and Stand-Up Shower
- Utility Room features Built-In Cabinetry and Room for Full Size Washer and Dryer
- 2 Assigned Parking Spaces in the Garage

Adriatica Village offers both residential and retail spaces from a whimsical flower shop and wine bistro to several restaurants, boutiques and private businesses to events, a Medical Park and Fitness Club, all of life's conveniences are steps away, including Starbucks, UPS and a bank. This unique living experience with the classic Mediterranean charm, beautiful architectural designs and world class amenities invites residents from all backgrounds to live where waking is encouraged and green space is plentiful. From the landmark Bell Tower, secluded island Bella Donna Chapel and Events such as a Chili Cook Off, Pumpkin Patch, Christmas in Adriatica, and Wine, Walk and Shop, Adriatica Village is in a class all it's own and is truly a place to Dine, Shop, Live and Thrive.

**3 Bedrooms / 2 Baths / Living / Dining / 2 Private Balconies / 2 Assigned Parking Spaces**

|               |                      |                |         |               |         |                    |         |
|---------------|----------------------|----------------|---------|---------------|---------|--------------------|---------|
| MLS:          | 14643814             | Family Room:   | 20 x 20 | Kitchen:      | 13 x 12 | Master Suite:      | 22 x 18 |
| Year:         | 2013                 | Formal Dining: | 10 x 8  | Utility:      | 9 x 7   | Bedroom 2:         | 12 x 11 |
| Square Ft:    | 2,461/tax            |                |         |               |         | Bedroom 3:         | 14 x 13 |
| McKinney ISD: | Glen Oaks Elementary |                |         | Dowell Middle |         | McKinney Boyd High |         |

\*Schools subject to verification through McKinney ISD.



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reality group

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