

# 8706 MERLIN COURT

MCKINNEY, TX 75070 | MLS #: 13691770

**\$309,900** | 4 BEDS | 3 BATHROOMS | 2 CAR GARAGE | 2,378 SQUARE FEET



Large 2059954

Slide 2060047

Slide 2060049

Slide 2060046

Slide 2060044

View Online: <http://8706merlin.homeis4sale.com>  
For Instant Photos: Text 482114 To 415-877-1411

Spacious One Story with Pop-Up Bedroom and Full Bath Upstairs. 4 Bedrooms, 3 Full Baths, 2 Living Areas with a Custom Floor to Ceiling Bookcase with Hidden Doorway to a Study. Massive Kitchen with Granite Counters and Island. Extra Bedrooms have Their Own Game Room / TV Room. Private Bedroom with Full Bath Upstairs. Covered Patio with Fresh Water Goldfish Pond. On a Cul-de-sac within Stonebridge Ranch and just a Stones Throw away from CT Eddins Elementary, Baseball Field, Playground, Basketball Court, Park, Pond and Gazebo.

Videos of Nearby Amenities

<https://youtu.be/SQWnBcLxirE>  
[https://youtu.be/ZQ-Mg\\_zvorI](https://youtu.be/ZQ-Mg_zvorI)

[https://youtu.be/blG04Wfyy\\_s](https://youtu.be/blG04Wfyy_s)

- Hidden Doorway to Study
- Pop Up Bedroom and Full Bath
- Custom Floor to Ceiling Bookcase with Hidden Door
- Huge Kitchen with Island and Granite Counters
- Bay Window Breakfast Nook
- Gas Cook Top and Built in Appliances
- Flex Space for Game Room / TV Room
- Covered Patio and Coy Pond



## AGENT INFORMATION

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## ABOUT CHRIS SPEAR

Chris Spear is one of the very few real estate professionals serving the industry, who is Licensed as a Real Estate Broker and experienced as a Loan Originator. This positions Chris as a superb resource, enabling him to see real estate transactions from a broader and more insightful perspective. This allows him to serve his Clients at a more comprehensive level.

□ □ Disclaimer: All information deemed reliable but not guaranteed.