



**\$408,000**

- **Heated Saltwater Pool & Spa**
- **Media & Game Room**
- **Corner Lot w/Grassy Yard**
- **Walk to School & Park**



**6201 Flagstone Dr**

**Brookstone**

**McKinney**

***Spacious Living Inside and Out! Located in Frisco ISD!  
Corner Lot has Sprawling Grassy Backyard with Heated Saltwater Pool & Spa!***

- Brookstone Community
- Community Pool, Playground & Park at the End of the Street
- Brick Façade with Arched Porch
- Soaring 18' Ceiling in Foyer
- Wood Laminate Flooring
- Dining has Crown Molding, Chair Railing & Bay Window
- Inviting Family Room has Stunning Floor to Ceiling Stone Gas Fireplace with Raised Hearth
- Study is Private with Double Doors, has Crown Molding, Chair Rail, Ceiling Fan and Closet, could be Used as 5th Bedroom
- Granite Kitchen with Island
- Tons of Built in Cabinetry with Tile Backsplash
- Breakfast Bar
- Stainless Steel Appliances
- Charming Breakfast Area with Chic Lighting
- Master Suite has Bay Window that overlooks Pool and Backyard
- Master Bath has His & Hers Sinks, Linen Closet, Garden Tub, Separate Shower & Huge Walk in Closet
- Powder Room has Tile and Pedestal Sink
- Separate Utility Room has Tile Flooring and Cabinet
- **Upstairs**
- Office Space has 2 Built in Desks, Cabinets & Bookshelves
- Game Room is Vaulted with Ceiling Fan
- Media Room has Projector, Screen and Wall Speakers
- 3 Secondary BRs are Spacious with Walk in Closets and Ceiling Fans
- 2 Full Baths
- **Outdoor Experience**
- Large Patio Surrounding Heated Saltwater Pool & Spa
- Oversized BOB Fence w/Posts
- Sprawling Grassy Yard
- 2 Car Garage to Alley

**4 Bedrooms / 3.5 Baths / Family Room / 2 Dining / Study / Game / Media / 2 Car Garage**

MLS:	13764216	Family Room:	17 x 16	Kitchen:	14 x 13	Master Bedroom:	18 x 13
Year Built:	2006	Dining:	18 x 13	Breakfast:	12 x 10	2nd Bedroom:	13 x 12/2
SF:	3,491/tax	Study:	13 x 12	Game:	19 x 16/2	3rd Bedroom:	13 x 12/2
Lot Size:	0.18 acres	Loft Office:	13 x 12/2	Media:	19 x 13/2	4th Bedroom:	12 x 11/2

Schools: Frisco ISD      Elliot Elementary      Scoggins Middle      Independence High

\*Schools subject to verification through Frisco ISD



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