

**\$429,900**

*- Custom Features -*



**4258 Sq. Ft.**

**970 Elk Ridge Road**

Prosper | Texas

Traditional Home with 4 Bedrooms, 3 1/2 Baths and a 3 Car Garage. Featuring a First Floor Master Suite, Guest Bedroom & Private Bath and Study. Spacious Kitchen is open to Family Room. Two Story Foyer opens to Formal Dining Room and Butlers Pantry. Upstairs Media Room with Equipment Storage. Game Room has Built-in Snack Kitchen that includes sink, microwave and mini fridge. Covered Outdoor Living Area off the Nook for Entertaining.

**Contact:**

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**www.stonebrookbuilders.com**

**Kitchen**

- Shaker Style Alder Cabinetry that includes trash/recycle bins
- Frigidaire Professional Series Stainless Steel Appliances
- 3cm Granite Countertops with Stainless Steel Undermount Sink
- Oversized Island with Space for Seating

**Family Room**

- Natural Stone Fireplace Surround with Cedar Mantle
- Site Finished Natural Oak Flooring

**Master Bathroom**

- Spa Tub with Separate Shower and Dual Shower Heads
- Upgrade Shower Surround with Detailing & Design
- Oversized Closet with built-ins

**Additional Features**

- Site Finished Natural Oak Hardwood Floors in Entry, Study, Dining, Family Room, Kitchen, Nook, Butler's Pantry, Mud Room and pocket hall to Master Bedroom
- Travertine in Powder Bath
- Media Room includes columns with wall lighting and built-in cabinetry for audio storage
- Upgrade Shower Surrounds and Accent Tiles in Secondary Baths
- Built-ins in all Secondary Closets
- Custom Paint Colors throughout
- Stain Study Package Includes French Doors, two layer Crown Molding, cased windows, Ceiling Fan and 4 can lights
- Built-in desk in Bedroom #2
- Outdoor Living Area complete with built-in Stainless Steel Grill, Natural Stone Fireplace, Ceiling Fan and TV Outlet over Fireplace

*Standard Subdivision Features*

- Certified Comfort Home Engineered for Energy Efficiency
- Certified Green Built Texas Home
- Front Yard Landscaping, Full Yard Sod and Fencing
- Full Sprinkler System
- Low E Vinyl Windows
- Radiant Barrier Roof Decking
- Zip Wall Exterior Sheathing for Superior Strength and Energy Efficiency
- 16 Seer Variable speed HVAC System with Digital Thermostats
- Hand forged Iron & Glass Front Door
- Skip Trowel Wall Texture with 8' Solid Core Doors on First Floor
- Direct Vent Fireplace with Gas Logs and Glass Enclosure



Preliminary floor plan. All dimensions are approximate. The seller reserves the right to change and/or alter materials, specifications, features, dimensions, landscaping and prices without notice or prior obligation. Oral representations cannot be relied upon as correctly stating the representations of the seller. Refer to the contract and other homeowner documents for correct representations.