



# The Palazzo Toscana Design

Custom Constructed by Designer Homes by Tiffany – Signature S E R I E S

Presenting the Palazzo Toscana Design in the award winning community of the Settlement at Craig Ranch. The golf course lot home is located on the exclusive PGA Tour owned and operated TPC Golf Course at Craig Ranch in McKinney Texas, the #1 fastest growing city in the nation. The TPC at Craig Ranch was named the host course for the Nationwide Tour Championship. In addition to the TPC Golf Course, other Craig Ranch community amenities include the world famous Dr Kenneth Coopers Cooper Clinic, Cooper Life, Cooper Aerobics Center, Cooper Sports Complex (Home to the Michael Johnsons Performance Training Center), the Ballfields at Craig Ranch, and the planning of the Royal Tulip Hotel, Times Square and Xstream Thrills Waterpark. Live the dream and enjoy the lifestyle.

**Snapshot of 5209 Settlement Way, McKinney, Texas (Dallas, Texas Area) Colln County**

5 bedrooms / Master & guest bedroom on entry level / 5 baths / Great room / Kitchen and morning room / Formal dining / Study / Bar and wine room / Upper level computer station / Media room / Mens retreat with library and full sized bar / Private card room and outside cigar deck / Huge balcony with plazma connection / Observation tower with million dollar view of golf course and lakes / 3 car garage / Resort-style pool and spa.

The new owner of this Tuscan villa will also receive a complimentary 1 year membership to the Cooper Aerobics Center PLUS a golden opportunity to purchase a TPC Golf Membership at a greatly discounted price.

A \$50,000 buyer incentive to be applied to a Designer Homes by Tiffanys Design Consultant for interior decorations, furniture and drapes. The incentive is good until January 31, 2008

**For more information please contact:**

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