



3924 Clingsman Way

MCKINNEY, TX 75071

PAINTED TREE WOODLAND DISTRICT 50

DEWBERRY III FLOOR PLAN

PRICED AT

~~\$779,463~~ **\$635,000**
3261
SQUARE FEET

5
BEDROOMS

3.5
BATHROOMS

2
CAR GARAGE

Move-In Ready



Two-story home offering 5 bedrooms, 3.5 baths, and a 2-car garage. The foyer opens wide and immediately defines the home's structure, with a front study enclosed by dual doors and a staircase finished with horizontal spindles that keeps the entry visually open and lightly-stained accents. Engineered wood flooring runs through the main living areas and leads into the family room, where a tile-to-ceiling fireplace anchors the space without breaking the open connection to the kitchen and breakfast area. The kitchen is centered around a large island and finished with white cabinetry, quartz countertops, pot and pan drawers, a wood vent hood, and a walk-in pantry that keeps storage tucked away. The primary suite stays on the main level and sits away from high-traffic areas, offering a spacious bedroom, a garden bath with dual sinks, a soaking tub, a separate shower, and a walk-in closet sized for daily use. Upstairs, the layout opens into a game room that connects to a tech center and an upstairs laundry room, while secondary bedrooms are well sized and include a Jack and Jill bath arrangement. Practical features are built into the plan, including a mud room with a drip-dry area, a tankless water heater, gutters, and an extended covered patio overlooking the interior lot. The stone-and-brick exterior, fully bricked covered porch, and upgraded 8' glass front door complete the home's exterior presence, all set within Painted Tree and its community amenities. Call or visit the Bloomfield Homes model at Painted Tree to see the Dewberry III in person today.

