BLOOMFIELD HOMES



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# 4012 Clingsman Way

## MCKINNEY, TX 75071

ROSE II FLOOR PLAN

| 3,560 | 5 | 4.0 | 2 |
|---|---|---|---|
| SQUARE FEET | BEDROOMS | BATHROOMS | CAR GARAGE |

## PAINTED TREE WOODLAND DISTRICT 50

PRICED AT
~~$767,161~~

**$690,000**

MODEL HOME • 4005 ATTWATER ST | BELLFLOWER IV
MODEL HOME • 4009 ATTWATER ST | VIOLET IV




Bloomfield Homes' two-story Rose II offers 5 bedrooms, 4 full baths, a study, and a 2-car garage in Painted Tree. Dark brick against light stone gives the exterior contrast, with stained cedar garage doors, a brick-covered porch, and an 8' rain-glass front door. Engineered wood runs through the shared spaces and into the study behind glass French doors. In the family room, tall ceilings and a tile-to-ceiling gas-log fireplace with an oak mantel command attention. Modern railing frames the game room overlook above. The Deluxe Kitchen balances white Shaker cabinets and black hardware with upgraded granite, a polished mosaic backsplash, and an island wrapped in raised panels. Built-in appliances and a gas cooktop handle cooking, with under-cabinet lighting and a walk-in pantry nearby. The breakfast area opens through an 8' door to a covered patio with a gas stub. The primary suite sits downstairs with dual sinks, a soaking tub, and a separate shower featuring a granite seat, ceiling-height tile, and a contrasting accent. Hexagon floor tile adds detail, while the walk-in closet connects directly to the large laundry room with patterned tile and cabinets. A generous secondary bedroom and full bath complete this level. Upstairs, 3 bedrooms share 2 baths, including a Jack and Jill layout, alongside the game room and a media room with double solid doors and 5.1 surround-sound prewiring. Patterned carpet, granite in all 4 baths, and shower tile to the ceiling continue the upgrades. First-floor 8' interior doors, gutters, and front uplights finish this interior-lot home. Discover 4012 Clingsman Way at Bloomfield Homes' Painted Tree model today!

EQUAL HOUSING OPPORTUNITY

*Document generated Nov 4, 2026. Prices, plans, square footage, features, amenities and materials are subject to change at any time without notice and vary among communities. Listed prices are for informational purposes only, are not binding, and do not create any contractual obligation(s). The price of any home is dependent on numerous factors, all of which are unique to a specific home, and is not guaranteed until specified in a binding contract. Pricing of elevations and additional optional beds/baths varies per plan. Some plans require a premium homesite. Renderings of homes are artist concepts and may not reflect exact colors and materials. Verify current tax rates & jurisdictions with the appropriate taxing authority.*