



4113 Attwater Street

MCKINNEY, TX 75071

PRICED AT

~~\$1,003,409~~ **\$943,409****PAINTED TREE WOODLAND DISTRICT 60**

BELLFLOWER IV FLOOR PLAN

4226

SQUARE FEET

5

BEDROOMS

4.5

BATHROOMS

2

CAR GARAGE

Under Contract



Beautiful Bellflower IV featuring 5 bedrooms, 4.5 baths, and a 2-car garage with cedar doors in the vibrant Painted Tree community. A brick and stone exterior paired with an 8 foot front door sets the tone, complemented by full rain gutters and a covered patio with a gas stub ready for outdoor grilling or entertaining. Tall ceilings greet you in the entry and family room, where engineered wood flooring runs through the main living areas. The family room draws attention with a tile floor-to-ceiling fireplace and opens easily to the kitchen and breakfast area, creating a comfortable space for everyday living. The deluxe kitchen includes quartz countertops, custom cabinets extended to the ceiling, built-in stainless steel appliances, double ovens, and thoughtful finishes designed for cooking, gathering, and conversation. On the first floor, the layout includes the primary suite, a secondary bedroom with a full bath, and a private study with French doors. The primary suite offers a spacious bath with separate vanities, a soaking tub, separate shower, and a large walk-in closet that connects directly to the laundry room for added convenience. The second level expands the home with 2 additional secondary bedrooms, a private in-law suite, a game room, and a media room, along with additional full baths. Practical upgrades include a tankless water heater and quality finishes throughout. Residents of Painted Tree enjoy an impressive collection of amenities including pools, playgrounds, parks, miles of nature trails and paved paths, catch-and-release fishing, bike paths, and community gathering spaces. Stop by the Bloomfield Homes model in Painted Tree for more information about this Bellflower IV home!

