


**COMMUNITY SALES MANAGER**

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# 3200 Tios Lane

MCKINNEY, TX 75071

**PAINTED TREE WOODLAND DISTRICT 60**

MAGNOLIA II FLOOR PLAN

**PRICED AT**
**\$916,259 \$810,000**
**3430**

SQUARE FEET

**5**

BEDROOMS

**4.0**

BATHROOMS

**2.5**

CAR GARAGE


**ELEVATION CS**

Amazing two-story floor plan holding 5 bedrooms, 4 baths, and a 2.5-car garage with cedar doors. Situated on a desirable corner lot, this home features an upgraded brick and stone elevation for standout curb appeal. Step through the 8' front door into an open and elegant layout with wood flooring throughout the common areas. The custom Kitchen is designed for both function and style, featuring all gas appliances, upgraded cabinetry extended to the ceiling, quartz countertops, upgraded backsplash, and premium appliances. A secondary bedroom is located on the first floor with a private bath and walk-in shower—perfect for guests or multi-generational living. The Primary Suite includes a spa-like bath with a deck mount tub and upgraded tile finishes. Upstairs, enjoy additional bedrooms, a spacious Game Room, and a covered balcony for added outdoor living. The home also includes upgraded carpet, upgraded tile throughout, and thoughtful design details at every turn. Outside, enjoy an extended covered patio with a gas stub for grilling and full gutters for convenience. Come visit this Magnolia II at Painted Tree in McKinney.



Document generated Feb 6, 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.