



# 3200 Tios Lane

MCKINNEY, TX 75071

MAGNOLIA II FLOOR PLAN

<b>3,430</b> SQUARE FEET	<b>5</b> BEDROOMS	<b>4.0</b> BATHROOMS	<b>2.5</b> CAR GARAGE
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**PAINTED TREE WOODLAND DISTRICT 60**PRICED AT  
~~\$916,259~~**\$785,000**MODEL HOME • 4005 ATTWATER ST | BELLFLOWER IV  
MODEL HOME • 4009 ATTWATER ST | VIOLET IV

Move-In Ready



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.

