BLOOMFIELD HOMES




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# 4205 Attwater Street

MCKINNEY, TX 75071

MAGNOLIA II FLOOR PLAN

| 3,435 | 5 | 4.0 | 2 |
|---|---|---|---|
| SQUARE FEET | BEDROOMS | BATHROOMS | CAR GARAGE |

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## PAINTED TREE WOODLAND DISTRICT 60

PRICED AT

~~$914,968~~ **$742,000**

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




This Magnolia II offers 5 bedrooms, 4 bathrooms, game room, media room, study, and formal dining. Situated in the desirable Painted Tree community, this stunning home showcases a spacious open-concept layout with extensive upgrades throughout, including a Deluxe Kitchen featuring professional series appliances, a 36 inch gas cooktop with vent hood, upgraded countertops, pot and pan drawers, trash can pull-out, under cabinet lighting, pendant lighting over the island with dedicated switch, and upgraded cabinetry that flows seamlessly into the main living area anchored by a dramatic floor-to-ceiling tile fireplace, perfect for both everyday living and entertaining; engineered wood flooring extends through the main areas of the first floor, complemented by upgraded carpet in all bedrooms and upstairs, upgraded tile in all bathrooms, black cabinet hardware throughout, 5 inch baseboards, 8 foot interior doors on the first floor, and a functional layout including a private study, formal dining, game room, and media room, with generously sized secondary bedrooms and a luxurious primary retreat, plus thoughtful features such as utility room cabinetry, an exterior door at the 2.5-car garage, horizontal stair railing with oak starter step, and ceiling fans at the covered patio; outdoor living is enhanced by a bricked covered front porch, front balcony, and extended covered patio with gas stub, all complemented by extra flatwork at the driveway and gate access, and strong curb appeal with a brick and stone exterior and an impressive 8' front door. Visit Bloomfield Homes today at Painted Tree to tour this gorgeous Magnolia II.


EQUAL HOUSING OPPORTUNITY

*Document generated Nov 24, 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.*