BLOOMFIELD HOMES



**COMMUNITY SALES MANAGER**
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# 4205 Attwater Street

## PAINTED TREE WOODLAND DISTRICT 60

MCKINNEY, TX 75071

MAGNOLIA II FLOOR PLAN

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

PRICED AT
~~$914,968~~

**$745,000**

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

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