



4012 Gervais Drive

MCKINNEY, TX 75071

PAINTED TREE WOODLAND DISTRICT 60

MAGNOLIA III FLOOR PLAN

PRICED AT

~~\$860,848~~ **\$785,000**
3759
SQUARE FEET

6
BEDROOMS

5.0
BATHROOMS

2.5
CAR GARAGE

Under Contract



Bloomfield's Magnolia III radiates sophistication on a coveted interior lot, marked by its striking brick and stone elevation with balcony and an impressive 8' Front Door. The home offers a Primary Suite downstairs and an upgraded In-Law Suite upstairs, complete with luxurious walk-in closets, and ensuite baths featuring dual sinks and upgraded Quartz countertops. With 6 bedrooms and 5 baths, this stunning residence showcases a Deluxe Kitchen with modern white cabinets, Quartz countertops, a mosaic backsplash, pot and pan drawers, and a wood vent hood, all paired with all-gas stainless steel appliances for a seamless blend of style and functionality. Rich Engineered Wood floors in common areas add warmth, while the direct vent stacked Stone-to-Ceiling Fireplace anchors the Family Room. Outdoor living is elevated with covered spaces including a front porch, a patio, a deck off the second primary suite, and the upstairs balcony, offering endless opportunities to unwind. Enhanced by upgraded tile, window seats, gutters, and a large utility room with a built-in mud bench, this home is as practical as it is elegant. A spacious 2.5-car garage and the convenience of a tankless water heater complete this masterpiece of thoughtful design. Visit Bloomfield at Painted Tree today!

